City of Kenmore

City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City Council Special Meeting

ON-SITE

MONDAY, NOVEMBER 7, 2022 - 6:00 PM

In addition, we try to provide access to the meeting virtually:
ZOOM LINK: https://kenmorewa-gov.zoom.us/j/83086824466
Or One tap Mobile: US: +12532158782,,83086824466#
Or Telephone Dial US: +1 253 215 8782
Callers please dial *9 to raise and lower hand
Webinar ID: 830 8682 4466

Technical Difficulties - If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

I. CALL SPECIAL MEETING TO ORDER - 6:00 PM

II. ROLL CALL

III. FLAG SALUTE

IV. AGENDA APPROVAL

V. STUDY SESSION AGENDA
DISCUSSED AND PROVIDED DIRECTION

A. Climate Action Plan and Housing & Human Services Implementation and Funding Options presented by City Manager Rob Karlinsey, Assistant City Manager Stephanie Lucash, and Environmental Services Manager Richard Sawyer, *for Discussion and Direction*
Report - Climate Action Plan and Housing & Human Services Implementation and Funding Options
Presentation - Climate Action and Housing & Human Services Implementation Plan

VI. PROCLAMATIONS (NO SOONER THAN 7:00 PM)
PROCLAIMED

A. Honoring Veterans to be accepted by Lieutenant Kevin Lowery, United States Coast Guard
Veterans Day Proclamation 2022

B. Hunger and Homelessness Awareness Week to be accepted by Hopelink Food Programs Director Amanda Lopez-Castanon, Hopelink Housing and Case Management Director Malory Gustave-Trask, Mary's Place Northshore Shelter

Site Director Yasmin Mishra, and Mary's Place Executive Director Marty Hartman
Hunger and Homelessness Awareness Week Proclamation 2022

VII. PUBLIC COMMENTS

A. We welcome our community members to the Council's meeting. In this forum, the Council does not engage or dialogue with the public; the primary role of the Council is to listen. We will hear from our on-site guests first, followed by our virtual guests. If you're online, please use the "raise hand" feature now if you wish to speak. All guests must address comments to the Mayor and City Council. The Clerk will acknowledge your request and call your name when it is your turn. Your time will start when we confirm that we can hear you. Please state your name and city of residence for the record and keep your comments to the allotted time. We will not split your time with others or reset your time except by express approval of the Presiding Officer. Screen-sharing is not allowed; you can submit materials to the Council or Clerk in advance. Please do not comment about pending development projects on which the Council will make future decisions as those are quasi-judicial matters, and Councilmembers must limit their communications about such matters. This meeting is being recorded. Thank you for taking the time to express your comments.

VIII. CONSENT AGENDA

APPROVED BY UNANIMOUS CONSENT

A. Approve the City Council Regular Meeting Minutes from October 17, 2022
City Council Regular Council Meeting Minutes from October 17, 2022

B. Authorize the City Manager to Execute the Interlocal Agreement to share cost of security services for Community Court at Shoreline City Hall between the Cities of Kenmore and Shoreline
Agenda Bill - Community Court Partnership with Shoreline and KC District Court
Attachment 1 - Proposed Interlocal Agreement with the City of Shoreline

C. Authorize the City Manager to extend Contract No. 22-2861, Consultant Services Agreement with Gordon Thomas Honeywell (GTH) through December 31, 2023
Agenda Bill - Gordon Thomas Honeywell Contract
Attachment 1 - Gordon Thomas Honeywell Contract 2023

D. Authorize the City Manager to use City fund in an amount not to exceed $1,000.00 for the payment of permit fees related to the Camp United We Stand temporary homelessness encampment application
Agenda Bill - Camp United We Stand Permit Fees
Exhibit A - Letter of Intent
Exhibit B - Fee Estimate

IX. BUSINESS AGENDA

A. **ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL ONE"**

Ordinance 22-0558 Amendments to the Comprehensive Plan Vision Statement, Land Use Element, Housing Element, Capital Facilities Elements, and new Appendix A and Ordinance 22-0566 Amendments to the Official Kenmore Zoning Map, presented by Community Development Director Debbie Bent and Principal Planner Lauri Anderson, *for Adoption*

Agenda Bill - 2022 GMA Docket Amendments
Attachment 1 - Summary of Changes requested by the City Council
Attachment 2 - Proposed Ordinance 22-0558
Exhibit A - Final Vision Statement
Exhibit B - Final Land Use Element
Exhibit C - Final Housing Element
Exhibit D - Final Capital Facilities Element
Exhibit E - Appendix A
Attachment 3 - Proposed Ordinance 22-0566
Exhibit A - Final Zoning Map

X. PUBLIC HEARING

THREE PUBLIC HEARINGS HELD

A. Allow Indoor Storage as a temporary use for a one-year period at real property located at 15036 70th Ave NE, Kenmore, Washington, which is owned by the Northshore Fire District and zoned Public/Semi-Public, subject to conditions presented by Development Services Director Samantha Loyuk, *for Public Hearing*

Agenda Bill - Temporary Use 15036 70th Avenue NE
Exhibit A - 2022 Renewal Request Letter
Exhibit B - 2015 Approval Letter with Attachments
Exhibit C - Vicinity Map

B. Allow "Construction and Trade" as a temporary use for Interim Public Works Shop for a one-year period at real property located at 6532 NE Bothell Way, Kenmore, Washington, which is owned by City of Kenmore and zoned Downtown commercial, subject to conditions, presented by Development Services Director Samantha Loyuk, *for Public Hearing*

Agenda Bill - Temporary Use for Interim Public Works Shop
Exhibit A - Renewal Narrative TMP18-0723
Exhibit B - Renewal Application TMP18-0723
Exhibit C - Site Location Map
Exhibit D - Landscaping

C. 2023-2024 Proposed Preliminary Biennial Budget presented by Finance & Administration Director Leticia Salcido, *for Public Hearing*

Agenda Bill - 2023-2024 Proposed Preliminary Biennial Budget Public Hearing (including Exhibit 2)

Exhibit 1 - City Manager's Budget Message
Presentation - 2023-2024 Preliminary Biennial Budget Public Hearing November 7, 2022

XI. BUSINESS AGENDA - CONTINUED

A. **MOTION PASSED**

Allow Indoor Storage as a temporary use for a one-year period at real property located at 15036 70th Ave NE, Kenmore, Washington, which is owned by the Northshore Fire District and zone Public/Semi-Public, subject to conditions presented by Development Services Director Samantha Loyuk, *for Approval*

Agenda Bill - Temporary Use 15036 70th Avenue NE
Exhibit A - 2022 Renewal Request Letter
Exhibit B - 2015 Approval Letter with Attachments
Exhibit C - Vicinity Map

B. **MOTION PASSED**

Allow "Construction and Trade" as a temporary use for Interim Public Works Shop for a one-year period at real property located at 6532 NE Bothell Way, Kenmore, Washington, which is owned by City of Kenmore and zoned Downtown commercial, subject to conditions, presented by Development Services Director Samantha Loyuk, *for Approval*

Agenda Bill - Temporary Use for Interim Public Works Shop
Exhibit A - Renewal Narrative TMP18-0723
Exhibit B - Renewal Application TMP18-0723
Exhibit C - Site Location Map
Exhibit D - Landscaping

C. **DISCUSSED**

Review Amendments to the 2021-2022 Biennial Budget presented by Finance & Administration Director Leticia Salcido, *for Discussion*

Agenda Bill - Amendments to the 2021-2022 Biennial Budget (with Exhibit)
Presentation - 2021-2022 Budget Amendments

D. **DISCUSSED**

Ordinance No. 22-0563 Amending Kenmore Municipal Code Chapter 3.35 Utility Tax to include Surface Water Business as an occupation subject to tax, presented by Finance & Administration Director Leticia Salcido, *for Discussion and Direction*

Agenda Bill - Surface Water Utility Tax
Attachment 1 - Ordinance No. 22-0563
Attachment 2 - Financial Sustainability Plan
Presentation - Surface Water Utility Tax

E. **DISCUSSED AND DIRECTION GIVEN**

Proposed City of Kenmore 2023 State Legislative Agenda and Policy Statements presented by City Manager Rob Karlinsey and Gordon Thomas Honeywell State Lobbyist Shelly Helder, *for Approval*

Agenda Bill - 2023 Proposed Legislative Agenda and Policy Statements
Attachment 1 - 2023 Legislative Agenda (Draft)
Attachment 2 - 2023 Kenmore Policy Statements (Draft)
Presentation - Preparing for the 2023 Legislative Session

XII. STAFF REPORTS

XIII. COUNCILMEMBER REPORTS & COMMENTS

A. **DISCUSSED**
Sound Cities Association (SCA) Committee Appointments

XIV. ADJOURNMENT

XV. UPCOMING MEETINGS

A. Monday, November 14, 2022 at 6:00 PM - City Council Special & Regular Meeting
Monday, November 21, 2022 at 7:00 PM - City Council Regular Meeting
Monday, November 28, 2022 at 7:00 PM - City Council Regular Meeting
Wednesday, November 30, 2022 at 7:00 PM - City Council Special Meeting
December City Council Regular Meetings tentatively canceled

City of Kenmore | Council Meeting | November 7, 2022

Climate Action Plan and Housing & Human Services Implementation and Funding Options

Options to meet 2030+ Climate Action Plan Goals and

Housing and Human Services Needs

Prepared By:

Richard Sawyer, Environmental Services Director

Stephanie Lucash, Deputy City Manager

Rob Karlinsey, City Manager

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EXECUTIVE SUMMARY

The Kenmore City Council's top two priorities for the 2023-24 biennium are 1) Climate Action Plan Implementation and Environmental Stewardship and 2) Affordable Housing, both urgent crises that demand immediate action. Meaningful implementation of these top two priorities will require funding and staffing beyond what is available in the City's General Fund for 2023-24. As a result, City staff have developed the following plan for carrying out the Council's vision in these two areas. This plan is to be implemented between now and 2030, with funding options and staffing added over time as needed to carry out this work and meet the Council's goals.

In 2023-24, funding is proposed to come from Councilmanic options that correspond to the Council's values and direction and will allow the City to hire two managers to lead each of these bodies of work. Funding options for 2025 and beyond will be explored in 2023 and 2024 as we more deeply research funding options, assess program needs and expected outcomes for various programmatic actions, and tap into the expertise and vision of these two managers to grow the two programs.

Climate Action Plan Funding and Implementation Plan

This Climate Action Plan (CAP) Funding and Implementation Plan implements the CAP in steps.

Step 1: Bring on a CAP Manager to *Simultaneously* Identify Resources for Full Implementation *and* Implement the CAP's Highest Priority Actions.

The first step is to bring on a CAP Manager to assess both resources needed and resources available to fully implement the CAP. The CAP Manager will use 2023 to determine what staffing, volunteer resources, and agency partnerships are needed to fully implement the CAP. The CAP Manager will also identify grants and other resources that can be used to fund the implementation of the CAP.

By the end of 2023, the CAP Manager will know the resources needed and the funding options available (including grants), and they will recommend a staffing and funding path forward to reach the target of 50% carbon emissions reduction by 2030. The path forward will likely include additional funding from the City, whether it be directly approved by the City Council or approved by Kenmore voters.

Simultaneously in 2023, the CAP Manager will, with time and resources available, implement the highest priority actions of the CAP. These implementation activities will include experimenting with partnerships such as the Eastside Climate Collaborative, applying for grants, and engaging and educating the public.

Step 2: Engage the Public on Funding Options and Continue to Implement the Highest Priority Actions.

Once the resources needed and funding opportunities to pay for the full implementation the CAP are identified, the second step will be for the CAP Manager, other city staff, and City Council to spend the remainder of 2023 and much of 2024 engaging the public on these funding options.

The CAP Manager and other city staff will continue to implement the highest priority actions of the CAP.

Step 3: Enact the Funding and Bring on the Staffing and Resources Necessary to Fully Implement the CAP.

By the end of 2024, obtain City Council and/or voter approval for the financial resources necessary to fully fund the CAP and achieve 50% reduction in emissions by 2030. If the funding is approved, the staffing and other resources will be in place by the beginning of 2025.

Costs for 2023 and 2024. New funding under City Council authority will be needed to fund the CAP Manager and supporting resources for 2023 and 2024. This cost to fund the CAP Manager and achieve Steps 1 and 2 above is $306,000 in 2023 and $324,000 in 2023 (including administrative overhead).

For 2025 and beyond, it is estimated that full CAP implementation will cost $1.1 million per year, plus inflation.

Housing and Human Services Funding Plan

While the City currently provides some funding for housing and human services, the body of work in this area continues to grow as the housing crisis worsens and as human services needs in the community continue to expand. A major workload driver in this area is the need for the City to engage in regional partnerships, discussions, and strategies in both the housing and human services arenas. More funding to pay for more actual affordable housing units is needed, as is more funding is needed for the growing unmet human services needs in Kenmore.

Similar to the CAP Funding and Implementation Plan, this Housing and Human Services Funding Plan takes actions in steps as follows:

Step 1: In 2023, bring on a Housing and Human Services (HHS) Manager to *Simultaneously* Identify Resources for Housing and Human Services *and* implement housing and human services initiatives currently underway.

As soon as they are hired, the HHS Manager will be able to provide much needed assistance in helping residents find the resources they need and take over or assist with initiatives already underway, including affordable housing development, 24/7 crisis center, RADAR expansion, and regional partnerships.

Simultaneously, in 2023 the HHS Manager will conduct a human services needs assessment for Kenmore and identify what additional resources and funding are needed to more adequately meet the needs of our residents.

Step 2: Identify Funding Options

Once the human services needs assessment is complete, identify potential grants, partnerships, and funding options to meet those needs.

Step 3: Engage the Public on Funding Options and Continue to Implement HHS Services

Once the resources needed and funding opportunities to pay for additional housing and human services are identified, the third step will be for the HHS Manager, other city staff, and City Council to spend the remainder of 2023 and much of 2024 engaging the public on these funding options.

Step 4: Enact the Funding to more fully meet the housing and human services needs of Kenmore's residents.

By the end of 2024, obtain City Council and/or voter approval for the financial resources necessary to more adequately meet the City's housing and human services needs. These additional resources, if the funding is approved, will be in place by the beginning of 2025.

Costs for 2023 and 2024: New funding under City Council authority will be needed to fund the HHS Manager, needs assessment, and supporting resources for 2023 and 2024. This cost to achieve Steps 1 through 3 above is $294,000 in 2023 and $312,000 in 2023 (including administrative overhead).

CAP and Housing & Human Services: Funding Sources for 2023 and 2024

The total costs for both the CAP and Housing & Human Services as described above will be approximately $600,000 in 2023 and $636,000 in 2024.

To fund the first two years of both the CAP and HHS Implementation Plans, including the CAP Manager and the HHS Manager, the City Council can consider the following funding sources:

- 10% Solid Waste Utility Tax: $300,000 per year
- Vehicle License Fee Increase: $20 to $40 per year: $360,000 per year. Decrease the General Fund subsidy to the Street Fund by the same amount and use that savings to help fund the CAP and Housing & Human Services for 2023 and 2024
- As another option, the City Council may consider an increase in the natural gas utility tax, which is currently 4%. The City Council has the authority to increase the natural gas utility tax to 6% without voter approval. Each 1% increase in natural gas utility tax yields approximately $61,000 per year.

CLIMATE ACTION PLAN – TIME TO ACT

On April 4, 2022, the Intergovernmental Panel on Climate Change (IPCC) – the scientific group of the United Nations charged with monitoring and assessing global developments on climate change – issued its sixth report. According to the latest assessment, greenhouse gas (GHG) emissions continue to grow, and there is increased concern about our ability to limit global warming to 1.5°C above pre-industrial levels. According to the Climate Reality Project, once we arrive at the 1.5°C threshold, "We start getting into scenarios that make most dystopian horror movies look like children's coloring books."

The IPCC's findings are clear: Local governments like ours must join regional, state, and national governments to drive action that facilitates a rapid transition to a low-carbon, climate-resilient, and sustainable global community. Now more than ever, cities like Kenmore have a critical role to play in addressing the climate change impacts already at our doorstep. IPCC Working Group Co-Chair Jim Skea stated the following: "It's now or never if we want to limit global warming to 1.5°C. Without immediate and deep emissions reductions across all sectors, it will be impossible."

The United Nations has declared:

"Climate Change is the defining issue of our time, and we are at a defining moment. From shifting weather patterns that threaten food production, to rising sea levels that increase the risk of catastrophic flooding, the impacts of climate change are global in scope and unprecedented in scale. Without drastic action today, adapting to these impacts in the future will be more difficult and costly."

In 2020, City Council set the vision and priority for creating a climate action plan for the City. With Council's direction clear, staff stepped up and worked with the community and a consultant to create a plan.

Staff knew engaging the community in the development of the Climate Action Plan would be essential. As a result, numerous engagement opportunities were provided, including:

- Three community surveys yielding over 2,200 responses
- Two virtual forums
- Two opportunities for City staff to provide input
- Seven City Council meetings
- One pop-up event at the Hangar
- One online open house with community members and community organizations
- Our surveys and fact sheets were offered in English, Spanish, & Mandarin

On May 16, 2022, the Kenmore City Council unanimously voted to adopt the first City of Kenmore Climate Action Plan (CAP). The CAP establishes actions the City and community can take to reduce greenhouse gas (GHG) emissions 50% by 2030, 75% by 2040, and achieve net zero GHG emissions by 2050. The CAP also provides strategies to adapt to future climate change impacts. The strategies and actions in the CAP include five focus areas: Buildings & Energy, Transportation & Land Use, Consumption & Materials Management, Natural Systems &Water Resources, and Community Resilience & Wellbeing.

To further demonstrate the City's commitment, in June 2022 the City Council selected Climate Action Plan Implementation as their #1 priority for 2023-2024.

CLIMATE ACTION & HOUSING AND HUMAN SERVICES IMPLEMENTATION PROGRAM

Implementing the ambitious and urgent actions in the CAP requires a significant investment of time and resources beyond what can be accomplished with existing General Fund dollars. Therefore, staff presented several options to Council at their October 17, 2022 Council meeting to begin implementing the CAP in order to achieve upcoming climate goals adopted by the City. Additionally, staff incorporated staff and resources to address Council's other high priority regarding housing and human services.

Councilmembers responded to initial program options with the following feedback:

- Split on whether to proceed with higher budget and staffing right away versus lower budget and less staff (but consensus that there should be at least a manager position).
- Split on having a combined Climate Action and Housing and Human Services package.
- Provided feedback on which funding sources were more acceptable for further review and staff have updated these accordingly.
- Wanted more clarity on regional alignment with King County, K4C and the Climate Action Toolkit.

Staff have taken Council's feedback and prepared the following program with these major updates:

- Staff are providing a combined Climate Action and Housing and Human Services package which Council may direct to keep together or separate (final Council direction requested)
- Modified the previous 6-year plan to an 8-year plan.
- The first two years include two Program Managers (one CAP Manager and one Housing and Human Services Manager) with funds supporting only the highest priority program elements. Assessing and refining program elements and securing long term funds will also be a focus for the managers in these first two years. In year three, pending funding, all program elements will incrementally increase in scope, funding and staffing.
- Councilmanic funding options will fully fund the first two years of the programs.
- Additional funding sources will need to be secured to implement the program after the second year.
- Additional table is included, clarifying how this program aligns with King County, K4C and the Climate Action Toolkit. The table also provides a comparison of program element emissions and their relative priority for implementation.

The Program incorporates strategies and actions in the CAP that prioritize actions with high potential for reducing GHG emissions, significantly increases community resilience, and provides near-term benefits for early wins in meeting CAP goals. These Program options focus on meeting the 2030 goal to reduce GHG emissions by 50% and sets the City on a trajectory for meeting 2040 and 2050 goals.

This recommended plan also provides the much-needed resource of a Housing and Human Services Manager to run current programs, further develop partnerships with nonprofit and other housing and human services organizations that serve Kenmore residents, explore grant opportunities to fund housing and human services programming, be a central point of contact with residents, schools, and community groups, and conduct an assessment that will examine more fully the housing and human services needs of our Kenmore residents.

PROGRAM ELEMENTS

This program aligns with the King County 2020 Strategic Climate Action Plan, the King County-Cities Climate Collaboration (K4C) Joint Commitments, and the City's 2022 Climate Action Plan. The Climate Action Toolkit, developed by King County and K4C, provides guidance on: 1) conducting a greenhouse gas (GHG) inventory, 2) engaging the community, both during planning and implementation, 3) creating a Climate Action Plan, and 4) prioritization and implementation of CAP actions. This program focuses on implementation of the CAP.

The program is comprised of elements that prioritize strategies and actions in the CAP that reduce GHG emissions, increase community resilience, and provide near-term benefits for early wins in meeting CAP goals. The Program outlines an eight-year plan with a focus on meeting the 2030 goal to reduce GHG emissions by 50% and sets the City on a trajectory for meeting 2040 and 2050 goals. Following guidance provided in the Climate Action Toolkit, this program starts by providing a dedicated staff member to manage implementation, align efforts with regional partners, start small and incrementally step up in stages with clear and measurable goals.

Each program element is derived from categories from the CAP, including:

- GHG Emissions Categories
  - Buildings & Energy (60% of the City's total GHG emissions)
  - Transportation & Land Use (31% of the City's total GHG emissions)
  - Other, such as refrigerants and solid waste (9% of the City's total GHG emissions)
  - Municipal Operations (0.4% of the City's total GHG emissions)
- Natural Systems & Water Resources
- Community Resilience & Wellbeing
- Monitoring and Evaluation

Communitywide GHG Emissions in 2019

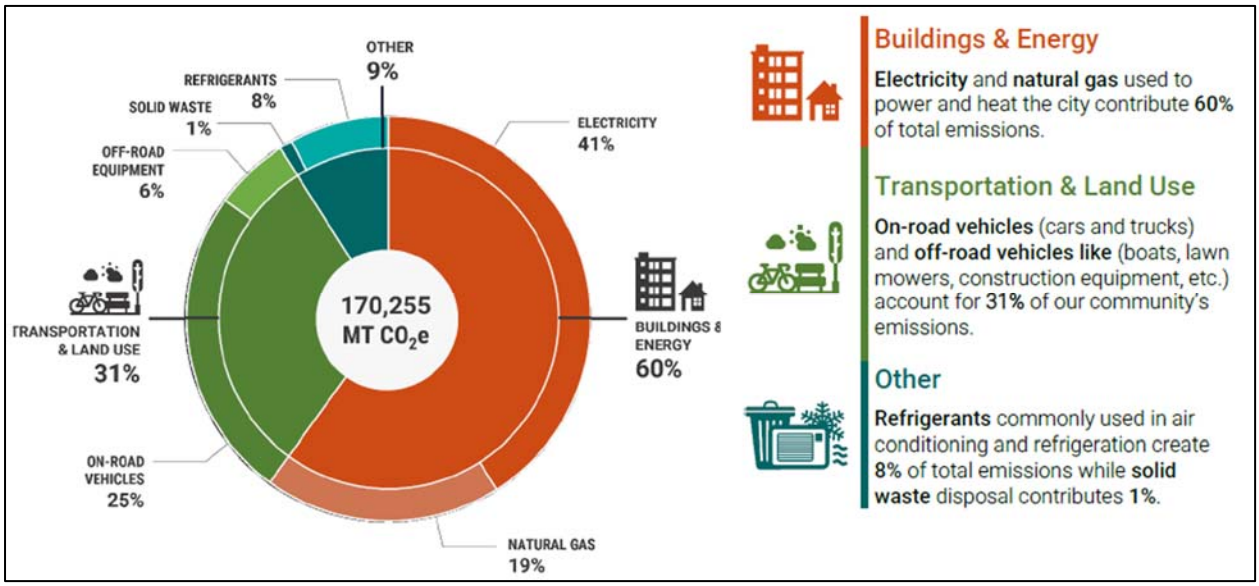

Table: Program Alignment with Emissions, Regional Commitments, K4C and Climate Action Toolkit.

Program Element	City Emissions (2019)	County Emissions (2017)	City Climate Action Plan (2022)	K4C (2019)	Climate Action Toolkit (Top 10 Priority Actions)	[D] Highest Impact to Total GHG Emissions Reduction
Buildings and Energy	Highest Emissions Category	[A] Highest Emissions Category	Aligns with BE Actions 1.1, 1.2, 2.1, 2.2, 2.3, 2.4, 2.5	Joint Commitment 5, 6	Aligns with Community Priority Actions 1, 2, 6, 7	High
Transportation & Land Use	Second Highest Emissions Category	Second Highest Emissions Category	Aligns with TL Actions 1.1, 1.2, 1.3, 2.1, 2.2, 3.1, 3.2	Joint Commitment 3, 4	Aligns with Community Priority Actions 3, 4, 5	Medium
Other (Refrigerants & Solid Waste)	Third Highest Emissions Category	[B]Third Highest Emissions Category	Aligns with CM Actions 1.1, 2.2, 2.3	Joint Commitment 7	Aligns with Community Priority Actions 6, 9, 10	Low
Municipal Operations	0.4% of Total Emissions	[C]0.6% of Total Emissions	Aligns with MO Actions 1.2, 1.3, 2.2	Joint Commitment 9	Subset of Community Emissions with Separate List of 10 Actions	Low
Natural Systems & Water Resources	-	-	Aligns with NS Actions 1.1, 1.2, 2.1, 2.2, 2.3	Joint Commitment 10	Aligns with Community Priority Action 8	Carbon Sequestration
Community Resilience & Wellbeing	-	-	Aligns with CR Actions 1.1, 1.2, 1.3, 1.4, 2.1	Joint Commitment 10	Aligns with Community Priority Action 8	-
Monitoring & Evaluation	-	-	Aligns with Monitoring and Evaluation Section	Joint Commitment 1	-	-

[A] City combined all building types and King County shows as residential/commercial/industrial
[B] King County also has Agriculture at 1% and Water and Wastewater at .4%
[C] Estimate, King County 2020 SCAP, 2019 Operational Emissions and 2017 Countywide Emissions
[D] "Impact" is measured as an action's potential to reduce the highest amount of total GHG emissions, not the effectiveness of an individual action. For instance, a highly effective action that reduces total emissions by a small fraction will not be prioritized as high as a less effective action that results in higher total emissions reduction. Individual action emissions reduction potential can be found by looking up the corresponding action in the implementation matrix of the CAP.

Program Element	**Buildings and Energy**
	Percentage of Total City GHG Emissions: 60% 2019 Measured Emissions: 102,153 MT CO_2e 2030 Goal Emissions: 51,077 MT CO_2e

MT CO_2e is Annual Metric Tons of Carbon Dioxide Equivalent

King County and K4C both found that buildings and energy were the largest source of GHG emissions overall. The Climate Action Toolkit, developed by King County and K4C, states that implementation

Buildings and Energy account for 60% of the City's total GHG emissions, or about 102,153 metric tons of carbon dioxide equivalent (MT CO_2e) annually. The City's 2030 goal to reduce these emissions by 50% result in a reduction of 51,077 MT CO_2e.

Programs elements proposed in this section focus on transitioning the community to using electricity and transitioning to cleaner energy sources. Much of the region's success in reducing GHG emissions relies on statewide implementation of energy related building standards and the state Clean Energy Transformation Act (CETA) as shown in the graph below. Proposed programs in this section provide City staff resources to lobby state and regional efforts and ensure that City interests are being advanced on these fronts. Additionally, programs are proposed to balance impacts to the community in an equitable way, such as providing rebates to low-income residents that transition to green energy.

Section Focus:

- Community Outreach
- Lobbying/Supporting Regional Efforts
    - Heavy use of staff time to engage federal, state and regional stakeholders
    - State Energy Related Building Standards
    - State Clean Energy Transformation Act (CETA)
- Transition community to electric, solar and other renewable energy sources
    - Outreach, incentives, rebates
- Coordination with PSE

For additional details refer to these specific Climate Actions in the City's Climate Action Plan:

- BE 1.1 - Incentivize energy efficient/load responsive appliances in buildings
- BE 1.2 - Go above and beyond Washington State Energy Code
- BE 2.1 - Incentivize a full transition to electric or solar energy in existing buildings
- BE 2.2 - Encourage enrollment in PSE's Green Power Program
- BE 2.3 - Support the development of community solar projects
- BE 2.4 - Enact code to facilitate electrification of new buildings.
- BE 2.5 - Advocate for increased electricity grid reliability

Program Element	Transportation and Land Use
	Percentage of Total City GHG Emissions: 31% 2019 Measured Emissions: 52,779 MT CO_2e 2030 Goal Emissions: 26,390 MT CO_2e

MT CO_2e is Annual Metric Tons of Carbon Dioxide Equivalent

Programs elements proposed in this section focus on prioritizing sustainable and equitable land use planning, evaluating critical area codes, and expanding access and use of electric vehicles. Much of the region's success in reducing GHG emissions relies on federal improvements to vehicle fuel economy standards and this section also provides City staff resources to lobby federal and regional efforts and ensure that City interests are being advanced on this front. Additionally, programs are proposed to balance impacts to the community in an equitable way, such as providing rebates to low-income residents that transition to electric. All of the proposed programs compliment many of the existing transportation and land use programs already underway that advance the City's climate action goals, including prioritizing dense, mixed use, transit-oriented developments and affordable housing and expanding pedestrian and cyclist infrastructure.

Section Focus:

- Community Outreach
- Lobbying/Supporting Regional Efforts
    - Use of staff time to engage state and regional stakeholders
    - Federal Vehicle Fuel Economy Standards
- Planning
    - Updates to City Comprehensive Plan
    - Code assessments for climate impact related vulnerability
- Expand EV charging stations throughout city
    - Infrastructure investment
    - Coordination with PSE
- Incentives/Rebates

For additional details refer to these specific Climate Actions in the City's Climate Action Plan:

- TL 1.1 - Incorporate environmental justice criteria into land use decisions
- TL 1.2 - Prioritize dense, mixed use, transit-oriented developments and affordable housing
- TL 1.3 - Evaluate the development code related to landslide and flooding hazards
- TL 2.1 - Expand pedestrian and cyclist infrastructure
- TL 2.2 - Update City Comprehensive Plan
- TL 3.1 - Encourage transition to electric vehicles
- TL 3.2 - Expand EV charging

Program Element	Other (Refrigerants & Solid Waste)
	Percentage of Total City GHG Emissions: 9%
	2019 Measured Emissions: 15,323 MT CO_2e
	2030 Goal Emissions: 7,661 MT CO_2e

MT CO_2e is Annual Metric Tons of Carbon Dioxide Equivalent

Programs elements proposed in this section focus on prioritizing the reuse and recycling of existing materials and diverting edible food from waste streams.

Section Focus:

- Community Outreach to promote recycling and composting
- Mandate recycling and composting
- Coordination with service providers
- Incentives/Rebates

For additional details refer to these specific Climate Actions in the City's Climate Action Plan:

- CM 1.1 - Support sustainable local food economy
- CM 2.2 - Conduct education, outreach, and technical assistance to promote recycling and composting
- CM 2.3 - Mandate recycling and composting

Program Element	Municipal Operations
	Percentage of Total City GHG Emissions: 0.4%
	2019 Measured Emissions: 776 MT CO_2e
	2030 Goal Emissions: 388 MT CO_2e

Municipal Operations account for 0.4% of the City's total GHG emissions, or about 776 MT CO_2e annually. The City's 2030 goal to reduce these emissions by 50% result in a reduction of 388 MT CO_2e.

Programs elements proposed in this section focus on electrifying the City's fleet and equipment, conducting energy efficiency upgrades to existing facilities, transitioning to cleaner energy sources (such as PSE's Green Power Program) and converting the City's street lighting system to more efficient technology, such as LED. Additionally, new City facilities will be designed to be carbon neutral and operationally sustainable. However, these projects will be handled as separate capital improvement projects and are not included in this proposal.

Section Focus:

- Fleet and Equipment Conversion to Electric
- Energy Efficiency Facility Upgrades
- Acquiring Clean Energy for Facilities
- Conversion of Street Light Systems

For additional details refer to these specific Climate Actions in the City's Climate Action Plan:

- MO 1.2 - Retrofit existing buildings to be more energy efficient
- MO 1.3 - Enroll in Puget Sound Energy's (PSE) Green Power Program
- MO 2.2 - Electrify the City's fleet

Program Element	Natural Systems & Water Resources
	Not a source of GHG Emissions
	Provides sequestration of carbon
	Improves community resilience

In addition to providing actions that reduce GHG emissions, the CAP also provides actions to protect the City's natural resources which are vulnerable to the impacts of climate change and also provide a resource for sequestering carbon from the atmosphere.

Programs elements proposed in this section focus on community outreach to educate City residents, business owners and visitors about how they can protect these resources and how they can partner with the City. Additionally, programs are proposed that will protect and expand the City's tree canopy, acquire open space and provide resources for habitat restoration projects. Many of these programs will be designed to leverage grants and community resources to succeed.

Section Focus:

- Community Outreach
- Protecting and Expanding Tree Canopy
- Open Space Acquisition
- Habitat Restoration

For additional details refer to these specific Climate Actions in the City's Climate Action Plan:

- NS 1.1 - Conduct outreach and education on water conservation strategies
- NS 1.2 - Utilize educational campaigns to encourage low-impact, drought-resistant landscape development and design
- NS 2.1 - Develop an urban landscape strategy or framework
- NS 2.2 - Remove old or degrading culverts
- NS 2.3 - Protect, preserve, and restore local waterways

Program Element	Community Resilience & Wellbeing
	Not a source of GHG Emissions
	Improves community resilience
	Adapt to existing and future impacts

In addition to providing actions that reduce GHG emissions, the CAP also provides actions to ensure that the community is prepared for climate emergencies and have access to resources and tools to effectively adapt to current and future climate impacts.

Programs elements proposed in this section focus on community outreach to engage with the community and make sure that their needs are communicated, particularly for disproportionately impacted communities in the City. Additionally, programs are proposed that will monitor air quality, assess existing and future vulnerabilities to the City's transportation system and set up a utility tax rebate program for low-income members of the community.

Section Focus:

- Community Outreach
- Air Quality Monitoring
- Vulnerability Assessment
- Rebate/Financial Assistance

For additional details refer to these specific Climate Actions in the City's Climate Action Plan:

- CR 1.1 - Create climate emergency resilience hubs
- CR 1.2 - Co-create climate communications with Kenmore's communities
- CR 1.3 - Study and evaluate air quality and extreme heat interactions
- CR 1.4 - Conduct a study to expand on WSDOT's vulnerability assessment
- CR 2.1 - Mitigate impacts of green gentrification

Program Element	Monitoring and Evaluation
	Not a source of GHG Emissions
	CAP will evolve and adapt

To successfully implement any plan, you must set specific and measurable goals, such GHG emissions reduction targets, measure and report progress. Program elements proposed in this section include GHG Emissions Inventory updates every two years, annual progress tracking and reporting to Council and the community.

Section Focus:

- GHG Emissions Inventory Updates
- Annual Tracking and Reporting

For additional details refer to these specific Climate Actions in the City's Climate Action Plan:

- Monitoring and Evaluation

Program Element	Opportunity Account
	Not a source of GHG Emissions
	Additional contingency funds to support program costs
	Leverage opportunities such as future grants or new programs

Provides opportunity funds to support new programs or supplement existing programs. May also provide for grant matches.

Section Focus:

- Take advantage of unforeseen opportunities
- Grant matching

Program Elements	Housing and Human Services
	Radar Navigator Program
	Affordable Housing
	Human Services Funding

Under the guidance of the Housing and Human Services Program Manager, this program will increase the City's involvement and dedication to housing and human services issues impacting the City and the region.

Section Focus:

- Conduct a Housing and Human Services Needs Assessment in 2023-2024
- Staff and Support the Regional Crisis Response (RCR) Program (formerly the Radar Navigator Program) including identifying a sustainable long-term source of funding for the program
- Increase housing and human services funding including support for the work of the King County Regional Homelessness Authority, North King County Coalition on Homelessness, A Regional Coalition for Housing, and human services agencies supporting Kenmore residents
- Oversee the City's effort to build up, over time, a new City fund to support future affordable housing development in Kenmore
- Oversee the City of Kenmore's human services grants and funding and manage annual contracts
- Support the work to build a 24/7 crisis center in North King County
- Develop and manage an annual housing and human services work program for the City
- Further develop partnerships with nonprofit and other housing and human services organizations that serve Kenmore residents
- Explore grant opportunities to fund housing and human services programming
- Serve as central point of contact with residents, schools, and community groups

PROGRAM STAFFING

CAP Staffing

Additional staffing resources will be necessary to successfully implement the CAP and achieve Council's goals. The program presented in this report request that Council consider these new positions, or a combination thereof depending on funding and future direction. Currently, staff recommend consideration of these specific positions, however, after further review during 2023-2024, staff may refine or modify these positions depending on the information available at that time.

Environmental Services Program Manager (CAP Manager)

$170,000 per year (salary & benefits)

- Works with and reports to the Environmental Services Director to develop programs needed to implement the CAP and manages those programs.
- Represents the City on regional organizations to leverage federal, state and county level resources that promote the City's goals.
- Apply for and manage participation in state and federal grants and incentive programs, such as EV charging networks and electrification investments.
- Update the CAP periodically, including tracking progress toward reducing GHG and making adjustments to the CAP as needed.
- Represents the City whenever opportunities come up related to the advancement of state energy related building code/standards, federal vehicle fuel economy standards and state Clean Energy Transformation Act (CETA) updates. These could include public hearings, community meetings, committee meetings, etc.…
- Coordinate with local utility and service providers, such as PSE and Republic Services, to advance City climate goals.

Environmental Services Community Engagement Coordinator

$119,250 per year (salary & benefits)

- The successful implementation of the CAP relies on community action. This position focuses on engaging with the Kenmore community to provide resources and knowledge to reduce GHG emissions.
- Keep community informed about climate action and how they can do their part in reducing GHGs; hold educational forums and workshops; produce informational materials.
- Ensure implementation of the CAP is conducted in an equitable and inclusive manner and all members of the community are aware of programs that may maximize their potential for success.

Arborist

$127,200 per year (salary & benefits)

- In addition to reducing GHG emissions, much of the community's resilience to impacts from climate change and carbon sequestration depends on managing the city's tree canopy.
- Update the city-wide tree canopy assessment regularly. Promote and assist with tree canopy expansion and habitat restoration programs, tree regulation enforcement and open space acquisition.

- Advise the city and property owners on tree issues, including planting new trees and caring for and retaining existing trees.
- Apply for grants; Apply for and manage certifications in programs such as Tree City USA and National Wildlife Habitat. https://www.nwf.org/garden-for-wildlife/certify

Administrative Specialist

$71,250 per year (salary & benefits)

- Assist with overhead and administrative tasks associated with managing programs, staff and resources.
- Provide administrative support to the program manager.
- Administrative duties associated with incentives and rebate programs.
- Process contracts and grant documents and reporting.
- Update the City's CAP website.

Housing and Human Services Staffing

Housing and Human Services Manager

$170,000 including salary and benefits

Additionally, Program Option 4 includes resources for the City's Housing and Human Services efforts. For 2023-24, this program is proposed to include hiring a new Housing and Human Services Manager to provide management and support to the City's housing and human services efforts. The new position will manage and support all of the City's housing and human services activities and programs and will research and apply for grants. Below is the proposed body of work for this position. As noted below, future items in this package include annual funding for the Regional Crisis Response (RCR) Program (formerly RADAR); increased annual funding for the King County Regional Homelessness Authority, A Regional Coalition for Housing, and other housing and human services organizations serving Kenmore residents; funds to build up, over time, an affordable housing fund so the City is poised to seize future strategic opportunities.

Housing and Human Services Manager Body of Work:

- Support the work of the Regional Crisis Response (RCR) Program (formerly RADAR) including staffing the work in 2023-24 and funding its expansion starting in 2025 (one-time City funds are proposed to be used for this program in 2023-24)
- Increase housing and human services funding including support for the work of the King County Regional Homelessness Authority, A Regional Coalition for Housing, the North King County Coalition on Homelessness, and other housing and human services agencies supporting Kenmore residents
- Oversee the City's effort to build an affordable housing fund to support future affordable housing development in Kenmore and be sure the City is poised to seek strategic opportunities, in partnership with ARCH and other agencies
- Provide staff support for North King County Coalition on Homelessness
- Oversee the City of Kenmore's human services grants and funding (included in proposed 2023-24 budget)
- Support the work to build a 24/7 crisis center in North King County
- Develop and manage an annual housing and human services work program for the City based on the City Council's priorities and provide regular updates to the City Council on these efforts

- Conduct outreach and survey the community to assess human services needs Based on the results of this outreach, recommend annual spending on human services funding to best meet the community's needs
- Manage annual contracts for behavioral health, senior services, youth services and other human services priorities as identified in community outreach
- Manage the Community Court contract (included in proposed 2023-24 budget)
- Staff the Arts of Kenmore work including art exhibits, youth poet laureate and other programs (included in proposed 2023-24 budget)
- Research and develop expertise in community resources available for Kenmore residents needing housing and human services support.
- Serve as liaison and point of contact with community members who need housing and human services support. This could include both holding office hours for one-on-one assistance and providing support for walk-ins at City Hall. Partner with the local library branch, senior center, and other providers to provide on-site assistance at other locations as needed to meet community needs. Follow up with community members in need to ensure their concerns have been addressed.
- Research and apply for grants and other outside funding to supplement and leverage city contributions to affordable housing and human services programs and projects
- Represent Kenmore at the monthly N/E Funders Meeting (regular meetings with human services staff for all North and East King County cities)
- Coordinate annual tours for Council and City leadership at human services providers such as Mary's Place
- Serve as liaison and partner with the Northshore School District on human services programming to serve students
- Perform research and analyses in support of the City's affordable housing working group and efforts

2023-2024 Biennium Budget Funded Staffing

Two positions vital for implementation of the CAP are proposed in the 2023-2024 budget, but not contingent on approval of this Program funding options provided below, including:

Facility and Fleet Supervisor

- Electrification of the City's fleet and equipment
- Upgrade of City facilities
- Operation, monitoring and maintenance of supporting systems

GIS Analyst

- Mapping, tracking and monitoring progress of CAP (i.e. tree canopy expansion, solar installations, location of EV infrastructure, air quality monitoring data, GHG inventory data, etc)

Existing Staffing

Even with additional staffing resources there will still be significant support provided by existing staff critical to the successful implementation of the CAP, including:

- Environmental Services Director
- Environmental Services Administrative Specialist

- Senior Environmental Services Technician
- Environmental Services Technician
- City Engineer
- Community Development Director
- Development Services Director
- Deputy City Manager
- Public Works Operations Director

POTENTIAL FUNDING OPTIONS

To fund this package of climate actions, the following menu of funding options may be considered. They have been grouped into two categories: Council Authority Funding Options and Voter Approved Funding Options.

Revenue Options Under City Council Authority

1. ~~Electric Utility Tax: Increase from 4% to 6%: $270,000 per year~~
2. Natural Gas Utility Tax: Increase from 4% to 5%: $61,000 per year
3. New Solid Waste Utility Tax at 10%: $300,000 per year
4. ~~New Business & Occupation Tax at the 0.2% max rate: $400,000 per year~~
5. ~~Water & Sewer Franchise Fee: Increase from 5% to 10%: $550,000 per year~~
6. Increase the Transportation Benefit District Vehicle License Fee from $20 to $40 per year (maximum allowed under City Council authority) and reduce the General Fund contribution to the Street Fund by the same amount: $360,000. Increase an additional $10 in 2025 resulting in the annual amount: $540,000.

Revenue Options That Would Require Voter Approval (to be determined after needs/resources assessments and community engagement in 2023 and 2024)

1. ~~Institute a transportation benefit district sales tax of 0.2% (10-year sunset) and reduce the General Fund contribution to the Street Fund by the same amount: $840,000 per year.~~
2. Property Tax Levy Lid Lift for full amount of the CAP and Housing & Human Services package.

APPENDIX A

Climate Action Plan & Housing and Human Services Program Implementation Costs (Including Personnel & Material Costs)

	Program Elements (See Program Elements Section for Details)	2023	2024	2025	2026	2027	2028	2029	2030	GHG IMPACT
Municipal Operations										**0.40%**
1	Staffing and Administrative Overhead	8,500	9,010	10,640	11,278	11,955	12,672	13,433	14,239	
2	Program Support, Material Costs, Grant Matching, Etc…	15,000	10,600	48,500	51,410	54,495	57,764	61,230	64,904	
	Category Total	**23,500**	**19,610**	**59,140**	**62,688**	**66,450**	**70,437**	**74,663**	**79,143**	
Buildings and Energy										**61%**
3	Staffing and Administrative Overhead	68,000	72,080	127,315	134,954	143,051	151,634	160,732	170,376	
4	Program Support, Material Costs, Grant Matching, Etc…	10,000	10,600	48,500	51,410	54,495	57,764	61,230	64,904	
	Category Total	**78,000**	**82,680**	**175,815**	**186,364**	**197,546**	**209,398**	**221,962**	**235,280**	
Transportation and Land Use										**30%**
5	Staffing and Administrative Overhead	59,500	63,070	112,853	119,624	126,801	134,409	142,474	151,022	
6	Program Support, Material Costs, Grant Matching, Etc…	10,000	10,600	50,000	53,000	56,180	59,551	63,124	66,911	
	Category Total	**69,500**	**73,670**	**162,853**	**172,624**	**182,981**	**193,960**	**205,598**	**217,933**	
Other (Refrigerants & Solid Waste)										**9%**
7	Staffing	8,500	9,010	31,125	32,993	34,972	37,070	39,295	41,652	
8	Program Support, Material Costs, Grant Matching, Etc…	5,000	5,300	25,000	26,500	28,090	29,775	31,562	33,456	
	Category Total	**13,500**	**14,310**	**56,125**	**59,493**	**63,062**	**66,846**	**70,857**	**75,108**	
Natural Systems & Water Resources										**Resilience Action**
9	Staffing	8,500	9,010	174,988	185,487	196,616	208,413	220,918	234,173	
10	Program Support, Material Costs, Grant Matching, Etc…	5,000	5,300	200,000	212,000	224,720	238,203	252,495	267,645	
	Category Total	**13,500**	**14,310**	**374,988**	**397,487**	**421,336**	**446,616**	**473,413**	**501,818**	
Community Resilience & Wellbeing										**Resilience Action**
11	Staffing	8,500	9,010	49,928	52,923	56,099	59,464	63,032	66,814	
12	Program Support, Material Costs, Grant Matching, Etc…	5,000	5,300	95,000	100,700	106,742	113,147	119,935	127,131	
	Category Total	**13,500**	**14,310**	**144,928**	**153,623**	**162,841**	**172,611**	**182,968**	**193,946**	
Monitoring and Evaluation										**-**
13	Staffing	8,500	9,010	16,603	17,599	18,655	19,774	20,960	22,218	-
14	Program Support, Material Costs, Grant Matching, Etc…	-	5,000	-	5,000	-	5,000	-	5,000	-
	Category Total	**8,500**	**14,010**	**16,603**	**22,599**	**18,655**	**24,774**	**20,960**	**27,218**	
Opportunity Account										**-**
15	Opportunity Fund	35,000	37,100	140,000	148,000	145,000	127,000	100,000	55,000	-
	Category Total	**35,000**	**37,100**	**140,000**	**148,000**	**145,000**	**127,000**	**100,000**	**55,000**	
Housing and Human Services										**-**
16	Staffing	170,000	180,200	191,012	202,473	214,621	227,498	241,148	255,617	-
17	Radar Navigator Program	-	-	300,000	318,000	337,080	357,305	378,743	401,468	-
18	Needs Assessment & Outreach	75,000	79,500							
19	Affordable Housing Units	-	-	100,000	106,000	112,360	119,102	126,248	133,823	-
20	Increase Human Services Funding	-	-	100,000	106,000	112,360	119,102	126,248	133,823	-
	Category Total	**245,000**	**259,700**	**691,012**	**732,473**	**776,421**	**823,006**	**872,387**	**924,730**	
	Subtotal	500,000	529,700	1,821,462	1,935,350	2,034,291	2,134,648	2,222,807	2,310,175	
	Administrative Overhead (20%)	100,000	105,940	364,292	387,070	406,858	426,930	444,561	462,035	
	Grand Total	**600,000**	**635,640**	**2,185,754**	**2,322,420**	**2,441,149**	**2,561,578**	**2,667,368**	**2,772,211**	

	2023	2024	2025	2026	2027	2028	2029	2030
Additional Funding Source TBD	-	-	1,321,274	1,444,960	1,550,191	1,656,582	1,747,773	1,837,431
Natural Gas Utility Tax (1%)	-	-	-	-	-	-	-	-
Solid Waste Utility Tax (10%)	300,000	312,000	324,480	337,459	350,958	364,996	379,596	394,780
TBD Vehicle License Fee ($20 to $40)	360,000	360,000	-	-	-	-	-	-
TBD Vehicle License Fee ($40 to $50)	-	-	540,000	540,000	540,000	540,000	540,000	540,000
Total	**660,000**	**672,000**	**2,185,754**	**2,322,420**	**2,441,149**	**2,561,578**	**2,667,368**	**2,772,211**

Climate Action Housing & Human Services Implementation Plan

Kenmore City Council Meeting
November 7, 2022

CITY OF KENMORE

ENVIRONMENTAL SERVICES

CAP & HHS Implementation Plan

CITY OF KENMORE
ENVIRON

Top Two City Council Goals for 2023-24:

1. Climate Action Plan
2. Affordable Housing

Both are urgent crises that demand immediate action

Both need new funding above and beyond current resources

Climate Action Plan Approach

Follow the K4C Climate Action Toolkit:

- Dedicated staff to manage implementation
- Align efforts with regional partners
- Start small and incrementally step up in stages with clear and measurable goals

Recommended Approach: Take a “Steps” approach to ramp up to the resources necessary to achieve the GHG reduction goal of 50% by 2030

CAP & HHS Implementation Plan

CITY OF KENMORE
ENVIRON

Housing & Human Services Approach

- Dedicated staff member to manage the current growing body of work
- Strengthen regional partnerships
- Conduct a needs assessment

Recommended Approach: Take a "Steps" approach to ramp up to the resources necessary to more adequately and equitably address the housing and human services needs of our community

CAP & HHS Implementation Plan

CITY OF KENMORE

ENVIRON

Step 1 (2023)

- **Climate Action**
  - Hire CAP Program Manager
  - Work on High Priority Actions
  - Apply for Grants
  - Research Resource & Funding Options
  - Engage the Community
- **Housing and Human Services**
  - Hire HHS Program Manager
  - Work on Existing HHS Programs
  - Conduct Needs Assessment
  - Research Resource & Funding Options
  - Engage the Community

CAP & HHS Implementation Plan

CITY OF KENMORE

ENVIRON

Step 2 (2023-2024)

- **Climate Action**
  - Continue High Priority Actions
  - Engage Community on Funding Options
- **Housing and Human Services**
  - Continue Work on Existing Efforts
  - Prioritize Results of Needs Assessment
  - Engage Community on Funding Options

CAP & HHS Implementation Plan

CITY OF KENMORE
ENVIRON

Step 3 (2024-2025)

- **Climate Action Plan**
  - Enact Funding
  - Increase Resources to Fully Implement the CAP and Achieve the 2030 GHG Reduction Goal

- **Housing and Human Services**
  - Enact Funding
  - Increase Resources for Housing and Human Services
  - Be Poised to Seize Strategic Opportunities

Proposed Costs (Uses) and Proposed Revenue (Sources)

Proposed Uses	2023	2024
Climate Action Plan	$306,000	$324,000
Housing & Human Services	$294,000	$312,000
Total	$600,000	$636,000

Proposed Sources	2023	2024
Vehicle Lic. Fee Increase	$360,000	$360,000
Solid Waste Utility Tax 10%	$300,000	$312,000
Total	$660,000	$672,000

CAP & HHS Implementation Plan

CITY OF KENMORE

ENVIRON

Costs for 2025 and Beyond

- Will depend on the needs and resources assessments, as well as community input
- Additional Councilmanic Authority Options
- Possible Voter Approved Options

CITY OF KENMORE

ENVIRON

Questions?

City of Kenmore

Honoring Veterans - November 2022

PROCLAMATION

WHEREAS, the freedoms we enjoy as Americans have come at a high price in our nation's history; and

WHEREAS, since the establishment of the United States of America, Americans have fought and died to preserve our individual rights as guaranteed in the United States Constitution and the Bill of Rights; and

WHEREAS, generation after generation of men and women have sacrificed their lives to preserve the unique form of government dedicated to human rights and respect for the individual; and

WHEREAS, for many, that sacrifice ended in permanent injury or death, yet their spirit remains in the continued preservation of our freedoms and the promise of liberty established as an example, for all oppressed persons of the world; and

WHEREAS, Washington veterans make up nearly 9% of the state's population; and

WHEREAS, this month, we hold all veterans in our hearts and minds and commit to remembering contributions of those personally known, and those we've never met; and

WHEREAS, in honor of these fine dedicated individuals, we pledge continued defense of our nation so that their sacrifice will stand before the entire world as a tribute to the spirit and determination of people dedicated to the principles of freedom and democracy.

NOW THEREFORE, I, Nigel Herbig, Mayor of the City of Kenmore, Washington, together and on behalf of the City Council, do hereby call upon the community of Kenmore to join in the celebration by giving honor and recognition to all those who have served, by observing November 11th as **Veterans Day** with expressions of gratitude to veterans; and to further extend this gratitude to the families of deceased veterans. We solemnly remember the sacrifices of all those who fought so bravely, on the seas, in the air, and away on foreign shores to preserve our nation's heritage and freedom. Let us re-consecrate ourselves to the task of promoting an enduring peace so that their efforts shall not have been in vain.

PROCLAIMED on this 7th day of November 2022.

Signed: _____ Mayor Nigel Herbig

Attested: _____ Deputy City Clerk Michelle Kang

City of Kenmore, Washington

Hunger and Homelessness

Awareness

November 2022

PROCLAMATION

WHEREAS, for the past several years, the National Coalition for the Homeless and National Student campaign Against Hunger and Homelessness have sponsored National Hunger and Homelessness Awareness Week; and

WHEREAS, the purpose of the proclamation is to educate the public about the many reasons people are hungry and homeless including the shortage of affordable housing in Kenmore for very low-income residents; and to encourage support for homeless assistance service providers as well as community service opportunities for students and school service organizations; and

WHEREAS, no parent should have to send a child to school hungry, no baby should be without the comfort of the nourishment needed for mental and physical growth, no elderly person's health should be jeopardized by lack of appropriate foods; and

WHEREAS, all people should have access to safe, healthy, and affordable homes within their communities; and

WHEREAS, rising costs due to gentrification, lack of publicly owned affordable housing, and the COVID-19 pandemic have exacerbated both food insecurity and the homelessness crisis; and

WHEREAS, the City has partnered with the many organizations committed to sheltering and providing supportive services as well as meals and food supplies to people experiencing homelessness including Camp Unity, Mary's Place, Lake City Partners Ending Homelessness, Hopelink and others; and

WHEREAS, the City Council recognizes that hunger and homelessness continue to be a serious problem for many individuals and families in Kenmore; and

NOW, THEREFORE, I, Nigel Herbig, Mayor of the City of Kenmore, on behalf of the City Council, do hereby proclaim November 12-21, 2022, Hunger and Homelessness Awareness Week and encourage all residents to recognize that many people do not have adequate food or housing and need support from neighbors, and private entities, government entities, and non-profit partners.

IN WITNESS WHEREOF, signed this 7th Day of November 2022

Signed: _____ Mayor Nigel Herbig

Attested: _____ Deputy City Clerk Michelle Kang

City of Kenmore
City Council Meeting
Regular Meeting Minutes
Monday, October 17, 2022

These minutes are created to capture Council action. This is not a verbatim transcript. Meeting video and audio is available on the City YouTube channel.

PRESENT:

Councilmembers: Mayor Nigel Herbig
Deputy Mayor Melanie O'Cain
Councilmember David Baker
Councilmember Joe Marshall
Councilmember Angel Kugler
Councilmember Debra Srebnik
Councilmember Corina Pfeil

Staff: City Manager Rob Karlinsey
Assistant City Manager Stephanie Lucash
City Attorney Dawn Reitan
Deputy City Clerk Michelle Kang
Co-Clerk Brian Randall
Community Development Director Debbie Bent
Principal Planner Lauri Anderson
Finance and Administration Director Leticia Salcido
City Engineer John Vicente
Public Works Operations Manager Jennifer Gordon
Environmental Services Manager Richard Sawyer

Public Comments Speaking Guests:
Peter Lance, Kenmore Resident
Dakota Rash, Lake Forest Park Resident
Jon Culver, Kenmore Resident
Orlay Johnson, Kenmore Resident
Wayne Fu, Kenmore Resident
Ryan Johnson, Kenmore Resident
Elizabeth Mooney, Kenmore Resident
Laura Samuelson, Kenmore Resident
John King, Kenmore Resident
Dale Aberda, Kenmore Resident
Melissa Pendleton, Kenmore Resident
John Hendrickson, Kenmore Resident

Chris Olson, Kenmore Resident
Carl Michelman, Kenmore Business Owner/Brier Resident
Josh Kurcinka, Kenmore Resident
Stacey Valenzuela, Kenmore Resident
Tracy Banaszynski, Kenmore Resident
Jeffrey Pooley, Kenmore Resident
Andre Giffard, Kenmore Resident
David Maehren, Kenmore Resident
Aiden Thornsberry, Kenmore Resident
Emilie Burnham, Kenmore Resident
Juliana Pooley, Kenmore Resident
Patrick O'Brien, Kenmore Resident

CALL REGULAR MEETING TO ORDER
Mayor Herbig called the regular meeting to order at 7:00 PM.

FLAG SALUTE
Mayor Herbig led the Council in the flag salute.

AGENDA APPROVAL
The agenda was approved as presented.

PUBLIC COMMENTS
The Council took comments from the public; 24 people provided comments.
Timestamped link included here: https://youtu.be/-BQEo6dl7ok?t=97

CONSENT AGENDA
Approve City Council Special Meeting Minutes from October 3, 2022
City Council Special Meeting Minutes from October 3, 2022

MOTION: Councilmember Pfeil moved to approve the consent agenda outlined above. Deputy Mayor O'Cain seconded the motion.
VOTE: Consent Agenda was approved by UNANIMOUS CONSENT

BUSINESS AGENDA
A. Comprehensive Plan and Development Regulation Amendments presented by Community Development Director Debbie Bent and Principal Planner Lauri Anderson, *for Discussion and Direction*
Agenda Bill - Comprehensive Plan and Development Regulation Amendments
Attachment 1a - Summary of Public Comment
Attachment 1b - Public Comments
Attachment 2 - Final Revised Vision Statement
Attachment 3 - Final Revised Land Use Element

Attachment 4 - Final Revised Housing Element
Attachment 5 - Final Revised Capital Facilities Element
Attachment 6 - Final Revised Zoning Map
Attachment 7 - Missing Middle Housing Code Amendments
Attachment 8 - Response to Surfacewater Questions

Councilmembers offered the following comments and suggestions to staff:
- Councilmembers are elected to listen to the people and make tough decisions
- There is a concern that the proposed duplexes and triplexes are not affordable, and the proposed plan is a wholesale zoning change that will result in a change of the character of our community
- Suggestions of going back to the Planning Commission recommendation of 0/25 miles
- Councilmembers expressed concerns about the environmental impacts, reflecting on the environmental concerns addressed by the community
- Pedestrian infrastructure is needed
- Acknowledgment that the proposed duplexes and triplexes were not intended to be a solution for affordable housing, but was meant to provide options for housing and provide variety
- The housing crisis is real and the environmental crisis is real

Councilmembers also posed questions to the City Attorney and the City Attorney responded:
- What are the limitations of the public voting on the Comprehensive Plan?
  - The Council makes the ultimate decision on the Comprehensive Plan and Development Regulations under the Growth Management Act (GMA). An advisory vote can occur as part of the public participation requirement under the Growth Management Act; however, an advisory vote at this time is not allowed because the deadline has passed.
- Are zoning laws subject to initiative and referendum processes?
  - Based on case law, zoning laws are not subject to the referendum process. Courts have stated that when a city council has delegated the authority to decide under the GMA, comprehensive plan ordinances and zoning ordinances are not subject to referendum. City of Kenmore code echoes the GMA.

MOTION: Deputy Mayor O'Cain moved to defer conversation of duplexes and triplexes into 2023 when Council goes into talking about cottage housing and other Missing Middle elements as Council has requested already and have the Comprehensive Plan Amendments reflect the potential for the allowance of Missing Middle within a quarter mile. Councilmember Kugler seconded the motion.
VOTE: 4 Yes; 3 No; 0 Abstain. **MOTION PASSES**

B. Presentation of 2023-2024 Proposed Biennial Budgets for the following department cost centers: Community Development, Public Works Engineering, Public Works Parks & Facility Maintenance, Street Fund, Parks Capital Fund, Transportation Capital Fund, presented by Finance and Administration Director Leticia Salcido and Staff
Agenda Bill - Budget Presentations for October 17, 2022
Presentation - Budget Presentations for October 17, 2022

Staff presented for the following funds:

- Community Development Department: 20% increase from the previous biennium due to staffing changes and comprehensive plan updates
- Public Works Maintenance: 39% increase from the previous biennium due to the addition of 2.5 FTEs (full time employees), staffing changes, and increased workloads
  - Council discussed Kenmore events and community events at this point, and provided suggestions to staff for additions and changes to the provided list of events proposed in the 2023-2024 biennial budget
- Street Fund: 14% increase from the previous biennium due to the addition of one vehicle and taking over the walkways & waterways project
  - Council commented on the possibility of electric vehicles for the City and creating a highspeed charging station
- Kenmore Automated Photo Enforcement (KAPE): this is a new fund and will include 1 FTE, but is not a new position (the traffic engineer will be funded through KAPE fund)
- Transportation Capital Fund: Kenmore has nine projects, mostly in progress, through this fund
- Sammamish River Bridge Replacement Fund: primarily used for project closeout
- Park Capital Fund: five projects that are part of the Capital Improvement Program (CIP) that need to be funded during the 2023-2024 biennium

C. Climate Action Plan Implementation Funding Options presented by City Manager Rob Karlinsey and Environmental Services Manager Richard Sawyer
Agenda Bill - Climate Action Plan Implementation Funding Options
Attachment 1 - Climate Action Plan Implementation Report

Environmental Services Manager Richard Sawyer presented the funding options for the Climate Action Plan (CAP) implementation.

- Program 1 “CAP Basic” - $398,500 for Year 1 and includes one staff member: a CAP manager
- Program 2 “CAP Medium” - $773,500 for Year 1 and includes two staff members: a CAP manager and CAP Community Engagement Specialist
- Program 3 “CAP Complete” - $1,502,100 for Year 1 and includes four staff members: a CAP manager, CAP Community Engagement Specialist, Arborist, and Administrative Specialist
- Program 4 “CAP Medium + Housing and Human Services” - $1,400,500 for Year 1 and includes three staff members: a CAP manager, CAP Community Engagement Specialist, and a Housing and Human Services Manager

Councilmembers provided questions and comments; staff responded:

- A desire to re-evaluate these options by analyzing them alongside the King County-Cities Climate Collaboration (K4C) Guidelines
- A suggestion to set a different budget beginning around $500,000 to hire a CAP manager and allowing that staff member to make some executive recommendations about how to proceed
- A comment on how Kenmore may already be behind in its climate action plan implementation, so it is necessary to hire at least four staff members to begin with

- A suggestion for a combination of programs to create "CAP Complete + Housing and Human Services"
- A comment on erring on the side of fiscal responsibility after looking at our financial situation and Council goals
- A concern about what the results would look like if the funding was a ballot measure
- A discussion about which of the tax options should be considered based on whether Council wants to incentivize certain energy uses
- A reminder that the mindset of change to promote climate action begins with members of the Council
- Staff will return to Council with two additional options based on the discussion this evening

STAFF REPORTS

Council removed the slated Kenmore's Public Records Request Presentation presented by Public Records Officer Teresa McAllister from the agenda at approximately 9:26 PM. The Presentation will be rescheduled for a later Council Meeting.

City Manager Rob Karlinsey provided Juanita Drive updates and reminded Council of three additional ribbon cuttings to come.

COUNCILMEMBER REPORTS & COMMENTS

ADJOURNMENT

Mayor Herbig Adjourned the Council Meeting at 11:19 PM.

_____

Nigel Herbig, Mayor

_____

Michelle Kang, Deputy City Clerk

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: **Community Court in Partnership with the City of Shoreline and King County District Court** **Proposed Council Action/Motion:** **Interlocal agreement to share cost of security services for community court at Shoreline City Hall between the Cities of Kenmore and Shoreline**	**For Council Meeting Agenda of: November 7, 2022** **Department: City Manager's Office** **Prepared by: Rob Karlinsey, City Manager** **Initial & Date** **Approved by Department Head: RGK 10/22** **Approved by City Attorney: JSR via email** **Approved by Finance Director:** **Approved by City Manager: RGK 10/22** **Exhibits/Attachments:** **Proposed Interlocal Agreement with the City of Shoreline**

INFORMATION/BACKGROUND:

Several years ago, the City of Shoreline partnered with King County District Court to begin a new Community Court. Given that Kenmore and Shoreline share that same District Court facilities and personnel, Shoreline invited Kenmore to join the community court. The community court operates one day per week at Shoreline City Hall (not in the Shoreline District Court building).

There is no need to modify the interlocal district court agreement with King County for Kenmore to participate in the community court. However, Shoreline will expect Kenmore to pay for its share of security services for the community court, which will require an interlocal agreement, proposed herein.

Kenmore will join the community court on January 1, 2023.

As described in the proposed interlocal agreement, Kenmore will pay Shoreline for its pro rata share of the court security costs. Such pro rata share shall be determined by the proportion of Kenmore cases to the annual caseload of the Community Court at Shoreline City Hall. Shoreline will invoice Kenmore annually for its pro rate share. Such cost shall not exceed ten thousand dollars ($10,000.00) in any year. The City has budgeted $15,000 per year in the proposed 2023-2024 Biennium Budget.

The term of this Agreement shall commence on January 1, 2023 and shall continue in effect until December 31, 2023. The Agreement shall automatically renew for successive one-year terms unless Kenmore no longer has an agreement with King County for use of the Community Court at Shoreline City Hall. At any time, either party can terminate the Agreement with 90 days advance written notice.

The following information is copied form the City of Shoreline's Community Court webpage:

What is Community Court?

King County Community Court in Shoreline is an alternative problem-solving court. It seeks to go beyond punishment to identify and address the underlying challenges that may contribute to an individual's further criminal activity. Court is held in Shoreline City Hall. The setting is less intimidating and allows the judge to be seated at eye-level with people.

The court addresses things like theft, shoplifting, trespassing, and other low-level offenses. Traditionally, individuals are punished for crimes like these. However, the punishment often doesn't address why the crime is happening. Community Court participants can sign up at the community resource center in the lobby for services such as drug and alcohol treatment, financial/housing assistance, and employment services. This approach allows people to get services that help address the underlying issues that may have led to the criminal activity. Participants are also often required to perform community service to foster community engagement.

How does Community Court Work?

Potential participants are referred by court staff or police. If they decide to join Community Court, new participants are given an assessment to identify underlying issues that may be contributing to their criminal activity. It also helps to identify their strengths that they can build upon.

Based on that assessment, the participant makes a contract with the court that involves requiring some combination of:

- Tailored social service connections
- Community service work hours
- Weekly hearings to report progress for 4 weeks to 6 months

Upon successful completion of the contract, their charges are dismissed.

INTERLOCAL AGREEMENT TO SHARE COST OF SECURITY SERVICES FOR COMMUNITY COURT AT SHORELINE CITY HALL BETWEEN THE CITIES OF KENMORE AND SHORELINE

THIS INTERLOCAL COOPERATION AGREEMENT is made by and between the City of Shoreline, hereinafter referred to as "Shoreline," and the City of Kenmore, hereinafter referred to as "Kenmore," and jointly hereinafter referred to as the "Parties."

WHEREAS, Kenmore and Shoreline are both non-charter code cities, organized under the law of the State of Washington and located in King County; and

WHEREAS, Kenmore's municipal court services are provided by King County District Court at its facility located in Shoreline, Washington; and

WHEREAS, Community Courts are a type of Therapeutic Court which is an option allowed under Chapter 2.30 RCW. The purpose of the Community Court is to utilize a program or programs to achieve both a reduction in recidivism and to increase the likelihood of rehabilitation through continuous and intense judicially supervised treatment and the appropriate use of services, sanctions, and incentives; and

WHEREAS, the Community Court for matters located at the King County District Court in Shoreline are held at Shoreline City Hall; and

WHEREAS, in accordance with Chapter 2.30 RCW, King County operates a Community Court at Shoreline City Hall in collaboration with King County District Court and various community service providers to provide services for criminal defendants who are eligible and choose to participate by having their cases transferred to Community Court for adjudication; and

WHEREAS, Kenmore is working with King County to utilize Community Court services for its residents and defendants which will be governed by an agreement between Kenmore and King County; and

WHEREAS, Shoreline is willing to have Kenmore use the services currently provided at Shoreline City Hall contingent on Kenmore's agreement to pay its pro rata share of the costs of court security for the Community Court. Kenmore's share of the security services will be calculated based on the number of Kenmore cases heard over the year as a proportion of the total number of cases heard by the Community Court; and

WHEREAS, pursuant to Chapter 39.34 RCW, local governments may jointly exercise their powers, privileges and authorities through the execution of interlocal cooperation agreements in order to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographical,

economic, population, or other factors influencing the needs and development of local community; and

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and as authorized under chapter 39.34 RCW, the Parties hereby agree as follows:

Section 1. Purpose. The purpose of this Agreement is to provide that Kenmore will pay its pro rata share of court security services for its usage of the Community Court held at Shoreline City Hall.

Section 2. Responsibilities of the Parties.

A. Kenmore shall enter into a separate agreement with King County to provide Community Court services to Kenmore's residents and/or defendants. If Kenmore does not enter into such an agreement, then this Agreement shall be null and void.

B. Shoreline shall provide court security services for Community Court at Shoreline City Hall during all times that Community Court is operating at Shoreline City Hall.

C. Kenmore shall pay Shoreline for its pro rata share of the court security costs. Such pro rata share shall be determined by the proportion of Kenmore cases to the annual caseload of the Community Court at Shoreline City Hall. Shoreline will invoice Kenmore annually for its pro rate share. Kenmore shall pay the invoice within thirty (30) calendars days of receipt of the invoice. Such cost shall not exceed ten thousand dollars ($10,000.00) in any year.

Section 3. Term; Duration. The term of this Agreement shall commence on January 1, 2023 and shall continue in effect until December 31, 2023. Provided however, unless either Party gives notice to terminate in accordance with Section 4, such Agreement shall automatically renew for successive one-year terms unless Kenmore no longer has an agreement with King County for use of the Community Court at Shoreline City Hall.

Section 4. Termination. Either Party may terminate this Agreement for any reason, including termination of its agreement with King County, upon ninety (90) days' advance written notice to the other Party as provided in Section 17. Failure by Kenmore to provide timely notice of terminate shall make it liable for the remainder of the then effective term utilizing the average number of cases from the prior two (2) terms to establish its pro rata share.

Section 5. Property. This Interlocal Agreement does not provide for the acquisition, holding or disposal of real or personal property.

Section 6. Organization. This Agreement does not create any separate entity, nor does this Agreement create any obligation for shared financial interests, except that Kenmore will pay Shoreline for court security services as described in Section 2.

Section 7. Agreement Administration. The Parties will work cooperatively on administering this Agreement, however, Shoreline will be solely responsible for supervising and directing its employees, contractors, or agents with regard to the services described and provided under this Agreement.

A. **Dispute resolution**. Disputes between the Parties that cannot be resolved at the department level are to be resolved by the respective City Managers. It is understood between the Parties that this Agreement is of benefit to both Parties and there is a common interest in working through issues to continue the Agreement.

B. **Reporting**. Shoreline shall provide Kenmore with an annual report summarizing court activity during which security services are provided. Kenmore shall identify any deficiencies in such annual reports and, where feasible, Shoreline shall amend the reports accordingly.

Section 8. Indemnification. Each Party shall indemnify, defend and hold harmless the other Party, its officers, agents and employees and volunteers, from and against any and all claims, injuries, damages, losses, suits or liability, including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the indemnifying Party. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of both Parties, each Party's liability hereunder shall be only to the extent of each Party's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes each Party's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this section shall survive the expiration or termination of this Agreement.

Section 9. Relationship of the Parties. No agent, employee, servant or representative of either Party shall be deemed to be an employee, agent, servant or representative of the other Party for any purpose.

Section 10. Venue. This Agreement shall be governed by the laws of the State of Washington, both as to interpretation and performance. Any action at law, suit in equity or judicial proceeding for the enforcement of this Agreement, or any provision hereto, shall be instituted only in courts of competent jurisdiction within King County, Washington.

Section 11. Compliance With Laws. The Parties shall observe all federal, state and local laws, ordinances and regulations, to the extent that they may be applicable to the terms of this Agreement.

Section 12. Severability. It is understood and agreed by the Parties hereto that if any part, term or provision of this Interlocal Agreement is held by the courts to be illegal, the validity of the remaining provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be

invalid. If any provision hereof is in conflict with any statute of the State of Washington, said provision that may conflict therewith shall be deemed modified to conform to such statutory provision.

Section 13. Entire Agreement; Amendments. This Agreement contains the entire agreement between the Parties, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind either of the Parties. This Interlocal Agreement may be modified at any time by mutual Agreement of the Parties. Either Party may request changes to the Agreement. Changes which are mutually agreed upon shall be incorporated by written amendments to this Agreement.

Section 14. Counterparts. This Agreement may be executed in any number of multiple signed originals, each of which, when so executed and delivered, shall be an original, but such counterparts shall together constitute but one and the same.

Section 15. Disclaimer. Except as otherwise provided, this Agreement shall not be construed in any manner that would limit either Party's authority or powers under law.

Section 16. Agreement To Be Filed and Posted. Each Party shall file this Agreement with its respective City Clerk and either post it to its website, as listed by subject, in accordance with RCW 39.34.040 or file it with the King County Auditor's Office.

Section 17. Notices. All notices shall be in writing and served either by first class mail or by certified mail, return receipt requested to the Parties at the addresses set forth herein above. Notices sent by certified mail shall be deemed served when deposited in the United Stated Mail, postage prepaid at the below addresses. Notices sent by first class mail shall be deemed served three days after being deposited in the United Stated Mail, postage prepaid at the below addresses.

City of Shoreline:	**City of Kenmore:**
City of Shoreline	City of Kenmore
Attn. City Manager	Attn. City Manager
17500 Midvale Ave N.	18120 68th Ave NE
Shoreline WA 98133-4905	Kenmore WA 98028

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on date and year under their respective signatures.

CITY OF KENMORE	**CITY OF SHORELINE**
_____	_____
Rob Karlinsey, City Manager	Debbie Tarry, City Manager
Dated:_____	Dated:_____

Approved as to form:

_____

Dawn F. Reitan, City Attorney

Approved as to form:

_____

Margaret King, City Attorney

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Consultant Services Agreement with Gordon Thomas Honeywell. Proposed Council Action/Motion: Authorize the City Manager to extend Contract No. No. 22-C2861, Consultant Services Agreement with Gordon Thomas, through December 31, 2023.	For Council Meeting Agenda of: November 7, 2022 Department: City Manager's Office Initial & Date Approved by Department Head: ____RGK__ Approved by City Attorney: ____N/A__ Approved by Finance Director: ___LS____ Approved by City Manager: ___RGK__ Attached: Contract No. 22-C2861 with proposed changes.

BACKGROUND:

Gordon Thomas Honeywell (GTH) is a governmental affairs firm that specializes in helping cities advocate for funding and policies at the State level. The City of Kenmore has utilized the services of GTH over the last decade+ and has seen the benefits of such services in the form of state funding and policies.

This agreement continues the relationship between the City of Kenmore and GTH another year through 2023. The 2022 contract is $4,300/month and ends on December 31. GTH is proposing a 5% increase, which would bring the rate to $4,515/month (June CPI-W for the Seattle area is 9.5%).

The current contract also includes an expense cap of $3,000. GTH is proposing lowering that to $2,000 since virtual meetings has allowed for some cost savings on travel.

GTH will continue to advocate for the City of Kenmore's adopted state legislative agenda leading up to and during the State Legislature's 2023 Legislative Session.

FISCAL CONSIDERATION:

The City has budgeted for this annual contract in the upcoming biennium.

COUNCIL POLICIES ADDRESSED

All City Council Goals

City of Kenmore Contract #: 22-C2861
Authorized Amount: $54,180 plus not to exceed $2,000 in expenses
Date Start: 1/01/2023
Date End: 12/31/2023

CONTRACT FOR CONSULTANT SERVICES

This Agreement is entered into by and between the City of Kenmore, Washington, a municipal corporation ("City") and Gordon Thomas Honeywell ("Consultant"), located and doing business at 1201 Pacific Ave. Suite 2100 Tacoma, WA, 253-620-6630 and Shelly Helder (hereinafter the "Consultant").

RECITALS:

WHEREAS, the City desires to have certain services performed for its residents; and

WHEREAS, the City has selected the Consultant to perform such services pursuant to certain terms and conditions; and

NOW, THEREFORE, in consideration of the mutual benefits and conditions set forth below, the parties agree as follows:

AGREEMENT:

1. Scope of Services to be performed by Consultant. The Consultant shall perform the services described in Exhibit "A" which is attached hereto and incorporated herein by this reference as if set forth in full. In performing the services, the Consultant shall comply with all federal, state and local laws and regulations applicable to the services. The Consultant shall perform the services and the handling of any funds used in connection therewith. The Consultant shall perform the services diligently and completely and in accordance with professional standards of conduct and performance. The Consultant shall request and obtain prior written approval from the City if the scope or schedule is to be modified in any way.

2. Compensation and Method of Payment. The Consultant shall request payment for work performed using the billing invoice form at Exhibit "C."

The City shall pay Consultant:

[Check applicable method of payment]

X_ According to the rates set forth in Exhibit A

____ A sum not to exceed $

____ Other: _____

The City shall pay the Consultant for services rendered within ten (10) days after City Council voucher approval. However, if the City objects to all or any portion of an invoice, it shall notify Consultant and reserves the option to only pay that portion of the invoice not in dispute. In that event, the Parties will immediately make every effort to settle the disputed portion.

The City further reserves the right to direct the Consultant's compensated services before reaching the maximum amount.

The Consultant shall complete and return to the City Exhibit "D," federal tax Form W-9, prior to or along with the first billing invoice.

3. Duration of Agreement. This Agreement shall be in full force and effect for a period commencing on January 1, 2023 and ending December 31, 2023 unless sooner terminated under the provisions of this Agreement. Time is of the essence of this Agreement in each and all of its provisions in which performance is required.

4. Ownership and Use of Documents

A. *Ownership.* Any records, files, documents, drawings, specifications, data, or information, regardless of form or format, and all other materials produced by the Consultant in connection with the services provided to the City, shall be the property of the City whether the project for which they were created is executed or not.

B. *Records preservation.* Consultant understands that this Agreement is with a government agency and thus all records created or used in the course of Consultant's work for the City are considered "public records" and are subject to disclosure by the City under the Public Records Act, Chapter 42.56 RCW ("the Act"). Consultant agrees to safeguard and preserve records in accordance with the Act. The City may be required, upon request, to disclose the Agreement, and the documents and records submitted to the City by Consultant, unless an exemption under the Public Records Act applies. If the City receives a public records request and asks Consultant to search its files for responsive records, Consultant agrees to make a prompt and thorough search through its files for responsive records and to promptly turn over any responsive records to the City's public records officer at no cost to the City.

5. Independent Contractor. The parties intend that an independent contractor-client relationship will be created by this Agreement. As the Consultant is customarily engaged in an independently established trade which encompasses the specific service provided to the City hereunder, no agent, employee, representative or sub-consultant of the Consultant shall be or shall be deemed to be the employee, agent, representative or sub-consultant of the City. In the performance of the work, the Consultant is an independent contractor with the ability to control and direct the performance and details of the work, the City being interested only in the results obtained under this Agreement. None of the benefits provided by the City to its employees, including, but not limited to, compensation, insurance, and unemployment insurance are available from the City to the employees, agents, representatives, or sub-consultants of the Consultant. The City shall not be responsible for withholding or otherwise deducting federal income tax or social

security or contributing to the State Industrial Insurance Program, or otherwise assuming the duties of an employer with respect to the Consultant, or any employee of the Consultant. The Consultant will be solely and entirely responsible for its acts and for the acts of its agents, employees, representatives, and sub-consultants during the performance of this Agreement. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that the Consultant performs hereunder.

6. Indemnification.

Consultant shall defend, indemnify, and hold the City, its officers, officials, employees, agents, and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorneys' fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence.

It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties.

The provisions of this section shall survive the expiration or termination of this Agreement.

7. Insurance.

The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives or employees.

A. *Minimum Scope of Insurance.*

Consultant shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired, and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, and personal injury and advertising injury. The City shall be named as

an insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the City.

3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

B. *Minimum Amounts of Insurance.*

Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of$1,000,000 per accident.

2. Commercial General Liability insurance shall be written with limits no less than $1,000,000 each occurrence, $1,000,000 general aggregate.

C. *Other Insurance Provisions.*

The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain, that they shall be primary insurance as respect the City. Any Insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

D. *Acceptability of Insurers*. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A-VII.

E. Verification of Coverage.

Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.

F. *Notice of Cancellation.* The Consultant shall provide the City with written notice of any policy cancellation, within two business days of their receipt of such notice.

G. *Failure to Maintain Insurance.* Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

H. *No Limitation*. Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

8. Record Keeping and Reporting.

A. The Consultant shall maintain accounts and records, including personnel, property, financial, and programmatic records, which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed pursuant to this Agreement. The Consultant shall also maintain such other records as may be deemed necessary by the City to ensure proper accounting of all funds contributed by the City to the performance of this Agreement.

B. The foregoing records shall be maintained for a period of seven (7) years after termination of this Agreement, unless permission to destroy them is granted by the Office of the Archivist in accordance with Chapter 40.14 RCW and by the City.

9. City's Right of Inspection and Audit.

A. Even though the Consultant is an independent contractor with the authority to control and direct the performance and details of the work authorized under this Agreement, the work must meet the approval of the City and shall be subject to the City's general right of inspection to secure the satisfactory completion thereof. The Consultant agrees to comply with all federal, state, and municipal laws, rules, and regulations that are now effective or become applicable within the terms of this Agreement to the Consultant's business, equipment, and personnel engaged in operations covered by this Agreement or accruing out of the performance of such operations.

B. The records and documents with respect to all matters covered by this Agreement shall be subject at all times to inspection, review or audit by the City during the performance of this Agreement. All work products, data, studies, worksheets, models, reports, and other materials in support of the performance of the service, work products, or outcomes fulfilling the contractual obligations are the products of the City.

10. Consultant to Maintain Records to Support Independent Contractor Status. On the effective date of this Agreement (or shortly thereafter), the Consultant shall comply with all federal and state laws applicable to independent contractors including, but not limited to the maintenance of a separate set of books and records that reflect all items of income and expenses of the Consultant's business, pursuant to the Revised Code of Washington (RCW) Section 51.08.195, as required to show that the services performed by the Consultant under this Agreement shall not give rise to an employer-employee relationship between the parties which is subject to RCW Title 51, Industrial Insurance.

11. Work Performed at the Consultant's Risk. The Consultant shall take all precautions necessary and shall be responsible for the safety of its employees, agents, and sub-consultants in the performance of the work hereunder and shall utilize all protection necessary for that purpose. All work shall be done at the Consultant's own risk, and the Consultant shall be responsible for any loss of or damage to materials, tools, or other articles used or held by the Consultant for use in connection with the work.

12. Termination.

A. The City reserves the right to terminate or suspend this Agreement at any time, with or without cause, upon seven (7) days prior written notice. In the event of termination or suspension, all finished or unfinished documents, data, studies, worksheets, models, reports or other materials prepared by the Consultant pursuant to this Agreement shall promptly be submitted to the City.

B. In the event this Agreement is terminated or suspended, the Consultant shall be entitled to payment for all services performed and reimbursable expenses incurred to the date of termination.

C. This Agreement may be canceled immediately if the Consultant's insurance coverage is canceled for any reason, or if the Consultant is unable to perform the services called for by this Agreement.

D. The Consultant reserves the right to terminate this Agreement with not less than fourteen (14) days written notice, or in the event that outstanding invoices are not paid within sixty (60) days.

E. This provision shall not prevent the City from seeking any legal remedies it may otherwise have for the violation or nonperformance of any provisions of this Agreement.

13. Force Majeure. Notwithstanding anything to the contrary in this Agreement, any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, acts of war, terrorist acts, inability to obtain services, labor, or materials or reasonable substitutes therefor, governmental actions, governmental laws, regulations or restrictions, civil commotions, Casualty, actual or threatened public health emergency (including, without limitation, epidemic, pandemic, famine, disease, plague, quarantine, and other significant public health risk), governmental edicts, actions, declarations or quarantines by a governmental entity or health organization, breaches in cybersecurity, and other causes beyond the reasonable control of the party obligated to perform, regardless of whether such other causes are (i) foreseeable or unforeseeable or (ii) related to the specifically enumerated events in this paragraph (collectively, a "**Force Majeure**"), shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage. To the extent this Agreement specifies a time period for performance of an obligation of either party, that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. Provided however, that the current COVID-19 pandemic shall not be considered a

Force Majeure unless constraints on a Party's performance that result from the pandemic become substantially more onerous after the effective date of this Agreement.

14. Discrimination Prohibited. The Consultant shall not discriminate against any employee, applicant for employment, or any person seeking the services of the Consultant under this Agreement, on the basis of race, color, religion, creed, sex, sexual orientation, age, national origin, marital status, presence of any sensory, mental or physical disability, or other circumstance prohibited by federal, State or local law or ordinance, except for a bona fide occupational qualification.

15. Assignment and Subcontract. The Consultant shall not assign or subcontract any portion of the services contemplated by this Agreement without the prior written consent of the City.

16. Conflict of Interest. The Consultant represents to the City that it has no conflict of interest in performing any of the services set forth in Exhibit "A." In the event that the Consultant is asked to perform services for a project with which it may have a conflict, Consultant will immediately disclose such conflict to the City.

17. Confidentiality. All information regarding the City obtained by the Consultant in performance of this Agreement shall be considered confidential. Breach of confidentiality by the Consultant shall be grounds for immediate termination.

18. Non-appropriation of Funds. If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the City will so notify the Consultant and shall not be obligated to make payments for services or amounts incurred after the end of the current fiscal period. This Agreement will terminate upon the completion of all remaining services for which funds are allocated. No penalty or expense shall accrue to the City in the event that the terms of the provision are effectuated.

19. Employment of State Retirees. The City is a "DRS-covered employer" which is an organization that employs one or more members of any retirement system administered by the Washington State Department of Retirement Systems (DRS). Pursuant to RCW 41.50.139(1) and WAC 415-02-325(1), the City is required to elicit on a written form if any of the Consultant's employees providing services to the City retired using the 2008 Early Retirement Factors (ERFs), or if the Consultant is owned by an individual who retired using the 2008 ERFs, and whether the nature of the service and compensation would result in a retirement benefit being suspended. Failure to make this determination exposes the City to significant liability for pension overpayments. As a result, before commencing work under this Agreement, Consultant shall determine whether any of its employees providing services to the City or any of the Consultant's owners retired using the 2008 ERFs, and shall immediately notify the City and shall promptly complete the form provided by the City after this notification is made. This notification to DRS could impact the payment of retirement benefits to employees and owners of Consultant. Consultant shall indemnify, defend, and hold harmless the City from any and all claims, damages,

or other liability, including attorneys' fees and costs, relating to a claim by DRS of a pension overpayment caused by or resulting from Consultant's failure to comply with the terms of this provision. This provision shall survive termination of this Agreement.

20. Entire Agreement. This Agreement contains the entire agreement between the parties, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind either of the parties. If there is a conflict between the terms and conditions of this Agreement and the attached exhibits, then the terms and conditions of this Agreement shall prevail over the exhibits. Either party may request changes to the Agreement. Changes which are mutually agreed upon shall be incorporated by written amendments to this Agreement.

21. Notices. All notices or other communications required or permitted under this Agreement shall be in writing and shall be (a) personally delivered, in which case the notice or communication shall be deemed given on the date of receipt at the office of the addressee; (b) sent by registered or certified mail, postage prepaid, return receipt requested, in which case the notice or communication shall be deemed given three (3) business days after the date of deposit in the United States mail; or (c) sent by overnight delivery using a nationally recognized overnight courier service, in which case the notice or communication shall be deemed given one business day after the date of deposit with such courier. In addition, all notices shall also be emailed, however, email does not substitute for an official notice. Notices shall be sent to the following addresses:

Notices to the City of Kenmore shall be sent to the following address:

City Clerk

City of Kenmore

18120 68th Ave. NE

Kenmore, Washington 98028-0607

Notices to the Consultant shall be sent to the following address:

1201 Pacific Avenue, Suite 2100
Tacoma, WA 98401

22. Applicable Law; Venue; Attorneys' Fees. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration or other proceeding is instituted to enforce any term of this Agreement, the parties specifically understand and agree that venue shall be exclusively in King County, Washington. The prevailing party in any such action shall be entitled to its attorneys' fees and costs of suit, which shall be fixed by the judge hearing the case and such fee shall be included in the judgment

23. Compliance with Laws. The Vendor agrees to comply with all federal, state, and municipal laws, rules, and regulations that are now effective or in the future become applicable to Vendor's business, equipment, and personnel engaged in operations covered by this Agreement or accruing out of the performance of those operations.

24. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute an original, and all of which will together constitute this one Agreement.

25. Severability**.** Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the City and the Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part with a valid and enforceable provision that comes as close as reasonably possible to expressing the intent of the stricken provision.

CITY OF KENMORE, WASHINGTON

By: _____

Rob Karlinsey

Title: City Manager

Date: _____

CONSULTANT

By: _____

Briahna Murray

Title: Vice President

Date: _____

ATTEST AS TO FORM:

_____

Dawn Reitan, City Attorney

EXHIBITS A/B

Kenmore 2023 Scope of Work For State Legislative Services:

1. Work with the City of Kenmore to develop and refine a legislative agenda, including but not limited to pursuing transportation funding, incentives to advance economic development opportunities within the city, increased regulatory authority around certain local businesses, and pursuing capital funding.

2. Develop policy papers and other informational materials on priority legislative agenda items.

3. Identify and track all relevant legislation introduced to the Washington State Legislature.

4. Continually meet with legislators on behalf of the City of Kenmore, including the legislative delegation, committee and party leadership, and others. Identify opportunities for the Mayor to engage in the legislative process, and travel to Olympia.

5. Provide the City with weekly reports and tracking lists during the legislative session and provide the City with monthly reports during the legislative interim.

6. Participate in the Association of Washington Cities on behalf of the City of Kenmore.

7. Participate in the Washington Highway Users Federation on behalf of the City of Kenmore.

8. Attend all relevant legislative hearings, meetings, and stakeholder groups.

9. Coordinate City officials to testify at relevant legislative hearings and to meet with the City's legislative delegation in Olympia and during the interim.

10. Lobby to amend, defeat, or pass legislation or budgets that affect the City of Kenmore's interests.

11. Coordinate with the City's federal lobbyists to provide reasonable levels of assistance with the Washington State Congressional delegation as requested.

Manager Arrangement:

Briahna Murray, Vice President of Gordon Thomas Honeywell Governmental Affairs, will serve as both the contract and project manager for the City of Kenmore. She will be assisted by additional governmental affairs consultants as needed.

Fees:

Gordon Thomas Honeywell Governmental Affairs will provide the above scope of work for a monthly fee of $4,515 for an annual amount of $54,180.

Expenses

In addition to the fee above, Gordon Thomas Honeywell Governmental Affairs will expense for communication expenses not to exceed $2,000.

Term:

The duration of the contract between the City of Kenmore and Gordon Thomas Honeywell Governmental Affairs will be from January 1, 2023 through December 31, 2023.

EXHIBIT C

City of Kenmore
Billing Invoice

To: City of Kenmore
6700NE 181st
PO Box 82607
Kenmore, Washington 98028
Phone: (425) 398-8900
Fax: (425) 481-3236

Invoice Number:_____ Date of Invoice:_____

Consultant: _____

Mailing Address_____

Telephone: ( ) _____

Contract Period:_____Reporting Period: _____

Amount requested this invoice: $ _____

Attached itemized description of services provided.

Specific Program: _____

_____
Authorized Signature

For Department Use Only

BUDGET SUMMARY
Total contract amount $_____
Previous payments $_____
Current request $_____
Balance remaining $_____

Approved for Payment by: Date: _____

EXHIBIT D

CITY OF KENMORE
6700 NE 181st
Street
P.O. Box 82607
Kenmore, WA 98028
Phone: (425) 398-8900
Fax: (425) 481-3236

TAX IDENTIFICATION NUMBER

In order for you to receive payment from the City of Kenmore, the must have either a Tax Identification Number or a Social Security Number. The Internal Revenue Service Code requires a Form 1099 for payments to every person or organization other than a corporation for services performed in the course of trade or business. Further, the law requires the City to withhold 20% on reportable amounts paid to unincorporated persons who have not supplied us with their correct Tax Identification Number or Social Security Number.

Please complete the following information request form and return it to the City of Kenmore prior to or along with the submittal of the first billing invoice.

Please check the appropriate category:

_____ Corporation _____ Partnership _____ Government Consultant

_____ Individual/Proprietor _____ Other (explain)

TIN No.: _____

Social Security No,: _____

Print Name: _____

Title: _____

Business Name: _____

Business Address: _____

Business Phone: _____

Date: _____ Authorized Signature _____

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Camp United We Stand Permit Fees	**For Council Meeting Agenda of:** November 7, 2022
	Department: Development Services
	Prepared by: Samantha Loyuk, Development Services Director
Proposed Council Action/Motion: Authorize the City Manager to use City funds in an amount not to exceed $1,000.00 for the payment of permit fees related to the Camp United We Stand temporary homelessness encampment application.	**Initial & Date** **Approved by Department Head:** SL 10/31/22 **Approved by City Attorney:** DR 10/31/22 **Approved by Finance Director:** LS 10/31/22 **Approved by City Manager:** RK 11/1/22
	Exhibits/Attachments: Exhibit A: CUWS Letter of Intent Exhibit B: Permit Fee Calculation

INFORMATION/BACKGROUND:

Per KMC 18.100.200, Camp United We Stand ("CUWS") submitted a letter of intent (Exhibit A) for an upcoming temporary outdoor homelessness encampment at Northlake Lutheran Church planned for next year (2023). The letter of intent notifies the City of Kenmore ("City") and community members of their intent to file a formal application. CUWS has also filed a request to waive permit fees associated with their permit application. While the City's code authorizes the waiver of certain development fees (KMC 20.05.050), the CUWS' application is not one of the activities identified for fee waiver. Instead, if authorized by the City Council ("City"), the City may allocate payment of the fees from one City account (Human Services, or similar) to another (General Fund – permitting) to cover the cost of the fees.

In years past, the City has covered the cost of permitting fees for Camp Unity (a similar temporary homelessness encampment at the same location). The most recent approval came from Council on 5/10/2021 (see 3:40:00-3:49:52 in the meeting video). In 2021, Council was unanimous in their approval to cover the cost of permitting fees for Camp Unity. Councilmember Srebnik went on to recommend incorporating this into the budget since it's something approved by council on an annual basis (paraphrased).

Based on the 2022 Fee Schedule, the estimated permit fee is $904.30 (Exhibit B). Since this is an estimate, the request is for an amount not to exceed $1,000.00. This allows for flexibility in case the fire department review fee is more than estimated.

FISCAL CONSIDERATION:

Sufficient funds are budgeted in the General Fund to cover this cost.
Fiscal considerations include: 1) Staff time to review and process the permit application, 2) reallocation of funds from one account to another, 3) the cost of the fire department review (estimated at $100).

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

2021-2022 City Council Priority #1: Affordable Housing; #3: Develop and Implement a Diversity, Equity, and Inclusion Policy and Program.

NORTHLAKE LUTHERAN CHURCH

October 1, 2022

Dear Neighbor,

This letter is to share with you our church's intention to host Camp United We Stand (CUWS) for four months beginning January 2, 2023, and to invite you to a community meeting via Zoom on Tuesday, November 15, 2022 from 7:00 to 8:00 PM to discuss these plans, conditions of approval, code of conduct, and answer any questions. To join the Zoom Meeting, use the link below or call in using one of the phone numbers based on your location:

Join by Zoom: https://us06web.zoom.us/j/89982141793?pwd=RXRCQ0tteW1xd3JSR3dWY2pVM3crdz09
Meeting ID:* 899 8214 1793** ***Meeting Passcode: 815
Join by Telephone: **253-215-8782** or find your local number: https://us06web.zoom.us/u/ktQkUc9Fb

Our intention is to host Camp United We Stand on our property, 6620 NE 185th Street, from January 2, 2023 through May 6, 2023. Camp United We Stand is permitted by Kenmore Municipal Code (KMC) for up to 50 clients, although we anticipate housing fewer and no more than 35 clients due to CUWS own limits. Currently, Camp United We Stand has around 20 people they are serving. The applicable standards and requirements for outdoor temporary homeless shelters are in KMC 18.100.200 and are available through the City's website www.kenmorewa.gov. Other health and safety standards from KMC include (but are not limited to):

- Smoking will be restricted to a designated smoking area, a minimum of 25 ft. from adjacent properties;
- No new permanent structures will be constructed;
- Quiet hours from KMC 8.05.025 will be observed.

Camp United We Stand follows strict rules of conduct for residents. This is both for the benefit of their community and in the interest of being good neighbors. To learn more about the Camp, I invite you to visit their website at www.campunitedwestand-tentcity.org. Also enclosed is a brief one-page information paper about the Camp.

Why does Northlake Lutheran Church want to sponsor the Camp? First and foremost, we feel called to be a good neighbor to ***all*** our neighbors, those who are housed, and those who are not. But in addition to that, we were so blessed and enriched by the experience of hosting Camp Unity a few years ago, we are eager to host this Camp! This is a great opportunity for us to respond to a need while also fulfilling our call, and we are excited to do so.

Camp United We Stand is a non-profit organization that provides a safe and stable space for people experiencing homelessness. We believe homelessness is a public emergency, and we believe people who experience homelessness are better served together than spread apart. Together, community organizations and first responders know where they are, which makes them safer. Apart, they are more alone and vulnerable.

If you have questions, please do not hesitate to contact Church Director of Worship & Youth Ministries Tom Frodsham by phone, 425-486-6977 or email at buildingcommunity@northlakelutheran.org. You may also contact Camp United We Stand Board Member Bill Leon for information about Camp United We Stand in particular, shelters in general, or for questions regarding the Zoom meeting. Bill can be reached at billleon@geoeducation.org or by phone at 206-914-6663.

Sincerely,

Heidi Braund, NLL Church Council President

6620 NE 185th Street
Kenmore, Washington 98028
Phone: 425-486-6977
E-mail: office@northlakelutheran.org
Web Site: www.northlakelutheran.org

CAMP UNITED WE STAND DESCRIPTION AND RULES OF CONDUCT

Camp United We Stand (CUWS) is a self-managed, authorized encampment that has been hosted by religious congregations in Seattle and Shoreline since 2015. A volunteer Board of Directors oversees the management of the camp, and serves as fiduciary representative through a 501(c)(3). CUWS does not receive funding through any governmental entity; it is supported by $30 monthly maintenance fees from campers and through generous donations by community supporters. The camp maintains a website, https://campunitedwestand-tentcity.org/

In order to demonstrate respect for the communities it visits, and to offer companionship and safety to its camper members, CUWS residents subscribe to strict Rules of Conduct. When the rules are violated, Board-appointed Camp leaders or the Board itself impose temporary or permanent bars requiring campers to leave for 1-7 days or (for repeated or significant violations) permanently.

RULES OF CONDUCT

1. All prospective members are vetted through law enforcement agencies to be certain they have no outstanding arrest warrants and are not registered sex offenders.
2. The camp is self-managed by 3 Executive Committee (EC) members, elected/nominated by residents and approved by the Board of Directors.
3. A security desk is maintained at the entrance to the camp and is staffed 24 hours a day.
4. The camp may be entered or exited only through designated entry and exit points.
5. No loitering or disturbing of residents in the neighborhood surrounding the encampment is allowed.
6. Camp quiet time is observed by residents from 9 PM until 8 AM in order to show respect to our neighbors.
7. CUWS is a 100% drug and alcohol free-zone. If authorized by a physician to use any specific drug, residents must present copies of prescription or notes from physician to an EC for filing in camp documents.
8. Residents must follow all specific public health rules established by governmental authorities (including King County Public Health), host congregations, and the Board.
9. No personal weapons are allowed.
10. No physical violence is allowed.
11. No intimidation or verbal abuse – including degrading remarks regarding gender, sexual orientation, gender identity, race, or ethnicity – is allowed.
12. No access to the tents of other residents is allowed except by their permission.
13. Residents must attend weekly camp meetings unless excused by an EC in advance.
14. Theft within the Camp or outside or violence of any kind results in a permanent bar.
15. Quiet time is 9 PM to 8 AM to be good neighbors.
16. The Camp may be inspected by staff from local jurisdictions (e.g., city, county health, fire, police, public works) at any reasonable time and without notice.

Samantha Loyuk

From: Tela Gardner
Sent: Monday, October 31, 2022 11:22 AM
To: Samantha Loyuk
Subject: FYA: Camp United We Stand PRJ22-0080

Based on the 2022 Fee Schedule, the following fees are estimated for the Camp United We Stand (CUWS) temporary outdoor homelessness encampment permit application:

Fee Type	Amount
Temporary Use Permit	$766
Fire Department Review Fee	Actual Costs (estimated at $100)
Technology Fee	38.30
Estimated Total:	**$904.30**

This is the what they have requested a fee waiver for.

Tela Gardner (pronounced Tee-la)
Permit Coordinator | City of Kenmore
Tel: (425) 398-8900 | Direct: (425) 984-6164
tgardner@kenmorewa.gov | www.kenmorewa.gov

Business of the City Council
City of Kenmore, WA

Subject/Topic: Ordinance 22-0558 and Ordinance 22-0566 Adopting Comprehensive Plan and Zoning Map amendments	**For Council Meeting Agenda of:** 11/7/22 **Department:** Community Development **Prepared by:** Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner
Proposed Council Action/Motions: **1)** Approve Ordinance 22-0558 amending the Comprehensive Plan Vision Statement, Land Use Element, Housing Element, Capital Facilities Element, and adopting a new Appendix A. **2)** Approve Ordinance 22-0566 amending the Official Kenmore Zoning Map.	**Initial & Date** **Approved by Department Head:** **DB, 10/20/22** **Approved by City Attorney:** **10/24/22** **Approved by Finance Director:** N/A **Approved by City Manager:** **RGK, 10/26/22** **Exhibits/Attachments:** Attachment 1: Summary of Changes Attachment 2: Proposed Ordinance 22-0558 Attachment 3: Proposed Ordinance 22-0566

Comprehensive Plan and Development Regulation Amendments - Background

Review by Planning Commission: In January 2021, the City Council assigned to the Planning Commission review of the Comprehensive Plan Vision Statement and the Land Use, Housing and Capital Facilities Elements, as part of the State-mandated 2024 Comprehensive Plan update. The Council also directed that the Commission assess "Missing Middle" housing opportunities (collectively, the "Amendments").[1] The Commission has worked on the project since the Council's directive, as briefly summarized below:

- January-February 2021: Commission reviewed background materials on "Missing Middle" housing and Kenmore demographic data and discussed a public participation plan and community survey. Commission reviewed VISION 2050 (the multicounty planning policies)
- March 2021: Commission reviewed "Missing Middle" approaches in other jurisdictions and reviewed information on development intensities
- April 2021: Commission hosted a presentation by Joe Minicozzi of Urban3 (how different types of development impact city finances) and began review of the King County Countywide Planning Policies.
- May 2021: Commission continued review of the Countywide Planning Policies, including growth targets and Kenmore's housing units and jobs capacity
- August 2021: Commission reviewed scientifically valid community survey results, approved the public participation plan, and reviewed the draft Vision Statement
- September 2021: Commission reviewed the Housing Element, including "Missing Middle" housing policies
- October 2021: Commission continued discussion of "Missing Middle" housing policies
- November 2021: Commission gave preliminary policy direction for "Missing Middle" housing Comprehensive Plan and code amendments and hosted a community Housing Forum
- December 2021: Commission considered Comprehensive Plan and zoning changes related to the Public Works facility
- January 2022: New Commissioners (3) were introduced to the project and Commission reviewed the revised Land Use Element
- February 2022: Commission reviewed the revised Housing Element
- March 2022: Commission reviewed the Capital Facilities Element and gave preliminary approval to all of the Comprehensive Plan changes

[1] During this time the Commission also considered expansion of the Transit-Oriented Development District (TOD), but a summary of that work is not included above as the TOD topic will not be before the City Council at the November 7, 2022 meeting.

- April 2022: Commission reviewed the "Missing Middle" housing code amendments (including work by Opticos Design) and the revised Zoning Map
- May 17, 2022: Commission held a public hearing on the project
- June 7, 2022: Planning Commission approved final recommendations on proposed Amendments

At the June 7, 2022 Commission meeting, staff presented the approval criteria for the proposed Amendments, which the Commission considered. The agenda materials, including the approval criteria for comprehensive plan amendments and development regulations (and staff's responses), and the Commission's final recommendations are located at: https://kenmore.civicweb.net/filepro/documents/116733/?preview=121037

A summary of the Commission's community outreach and public participation is located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=121595&attachmenturl=%2FFileStorage%2F85B869C77CFA4A7986DEBF002B05D6C6-062722%252520CC%252520Agenda%252520Bill.pdf

Review by City Council: On June 27, 2022, the Commission presented their recommendations to the City Council on the proposed Amendments. The June 27th agenda materials, which include the Commission's recommendations on the Amendments are located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=121595

At the City Council's July 18, 2022, meeting the Council considered the Commission's recommendation on the proposed Amendments focusing on the following topics:

- The Vision Statement;
- Kenmore as a High Capacity Transit Community and a Candidate Countywide Growth Center with related regional responsibilities;
- Higher residential densities and affordable housing requirements in the area of the TOD and Downtown;
- A minimum floor area ratio (FAR) to promote multi-story development Downtown;
- Support for inclusionary affordable housing requirements when development densities are increased;
- Small-scale, neighborhood commercial uses within walking or bicycling distance of homes;
- Support for the large number of home-based businesses in Kenmore and recognition of their importance as a way to keep jobs closer to home;
- Opportunities for small-scale pedestrian-oriented commercial development near trails to serve passers-by;
- Support for people of color, indigenous and immigrant populations, and other individuals or groups who have historically been underrepresented in community goal-setting and implementation;
- Comprehensive Plan Land Use Map and Zoning Map amendments, including the rezone for the new Public Works facility site; and
- Removal of the Tolt Trail between 73rd and 80th Avenues NE from the list of possible parks projects.

The July 18th agenda materials are located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=122029

At the City Council's July 25, 2022, meeting the Council continued to review the Commission's recommendations on the proposed Amendments, focusing on the following topics:

- An incremental approach to providing a diversity of housing types, including duplexes and triplexes in some formerly low-density residential neighborhoods within ¼ mile of the City's two major transit corridors;
- Use of lot dimensions rather than lot sizes;
- Dimensional standards for new duplex and triplex buildings;
- Height limitations;
- Building placement and entry design standards;
- Garage standards;
- Surface parking standards;
- Driveway design standards;
- Tree preservation requirements; and
- Legitimizing existing legal housing types.

The July 25th agenda materials are located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=122239

The City Council continued its review and consideration of the proposed Amendments at the following public meetings:

- September 12, 2022 – agenda materials located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=123483
- September 26, 2022 (public hearing) – agenda materials located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=124800
- October 3, 2022 (public hearing cont.) – agenda materials located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=124920
- October 17, 2022 – agenda materials located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=125217

At the October 17th meeting, Council directed that the proposed Amendments be adjusted to include policy direction for future consideration of "Missing Middle" housing types in the R-6 zoning district only within ¼-mile of the City's two main transit corridors. This reflects the original Planning Commission recommendation. A summary of the related Comprehensive Plan changes is provided in Attachment 1. Attachment 2 is the proposed Comprehensive Plan ordinance.

Public Comment: During Council's consideration of the proposed Amendments, it held a public hearing and received voluminous verbal and written public comments relating to the proposed Amendments. A summary of the public comments submitted is located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=125217&attachmenturl=%2FFileStorage%2F3FAA1891A2524FF2A204C8CA4CD2482F-Attachment%2525201b%252520-%252520Public%252520Comments.pdf

Approval Criteria: KMC 19.20.090 provides the decision criteria for the proposed Amendments. Staff presented the decision criteria for the proposed Amendments to the Council on July 18, 2022, which is located at: https://kenmore.civicweb.net/filepro/documents/117004/?preview=122029

Recommendation: Staff recommends that, on November 7, 2022 the City Council adopt two ordinances (22-0558 and 22-0566) reflecting the directions given to staff at the October 17, 2022 City Council meeting.

Zoning Map changes also are recommended (see Ordinance 22-0566, Attachment 3). As directed by the Council on October 17, these changes do not rezone the R-6 zoning district. Instead, they include other changes previously considered.

Staff anticipates that future "Missing Middle" housing discussions will occur in 2023, as requested by the Council.

FISCAL CONSIDERATION: The Community Development Department budgeted $150,000 for the Comprehensive Plan update over the 2021-2022 biennium. Staff used consultant assistance in 2021 and 2022 to develop a public participation plan, conduct a statistically valid survey of residents to provide input to the planning process, host a community forum on "Missing Middle" housing, conduct outreach to those who use Spanish, and help prepare draft code amendments for duplexes and triplexes addressing neighborhood compatibility.

COUNCIL PRIORITY BEING ADDRESSED: Most of the City Council's 2021/2022 priorities are addressed by the Comprehensive Plan update, including Priority 1: "Increase and preserve the options for affordable housing stock;" Priority 2: "…promote Environmental Stewardship…; " Priority 3: "Develop and Implement a Diversity Equity, and Inclusion Policy…;" Priority 6: "Focus on and emphasize multimodal transportation safety…;" and Priority 11: "Engage and educate the community on growth and development in Kenmore."

Summary of Changes requested by the City Council on 10/17/22

~~Text~~ = deleted text
Text = new text
Changes made to the Planning Commission's recommendations prior to the public hearing

Vision Statement

No changes requested.

Land Use Element

- Future Land Use:

  ~~**Protection/maintenance of single-family residential areas**~~**Neighborhoods offering a variety of residential housing types and densities**~~ ranging from low-density single-family areas to multi-family development in Downtown~~. ~~This is a~~A key concept of the Vision Statement is to ~~protect single-family areas and concentrate most multi-family in Downtown~~support a diversity of housing types to provide accommodations affordable to all residents.

  Changed in Ordinance to:

  ~~**Protection/maintenance of single-family residential areas**~~**Neighborhoods offering a variety of residential housing types and densities ranging from low-density single-family areas to multi-family development in Downtown.** ~~This is a~~A key concept of the Vision Statement is to ~~protect single-family areas and concentrate most multi-family in Downtown~~support a diversity of housing types to provide accommodations affordable to all residents.

- Policy LU-1.~~3~~5.1Ensure that zoning regulations ~~emphasize single-family dwellings as the principal use in the City's established single-family neighborhoods~~provide for a range of housing types and densities~~, such as lower density single-family neighborhoods, medium density neighborhoods that combine single-family housing with duplexes, triplexes and cottage housing, and neighborhoods with larger-scale multifamily developments~~.

  Changed in Ordinance to:

  Policy LU-1.~~3~~5.1Ensure that zoning regulations ~~emphasize single-family dwellings as the principal use in the City's established single-family neighborhoods~~provide for a range of housing types and densities, such as lower density single-family neighborhoods, medium density

neighborhoods that combine single-family housing with duplexes, triplexes and cottage housing, and neighborhoods with larger-scale multifamily developments.

- Land Use Classification Implementing Zoning District

  Low Density Residential R-1, R-4~~, R-6~~

  Medium Density Residential R-~~6~~M, R-12

Changed in Ordinance to:

  Low Density Residential R-1, R-4, R-6

  Medium Density Residential R-6, R-12

- Land Use Classification Descriptions:

  Low Density Residential: In this classification, land uses are predominantly single detached dwelling units on lot sizes that vary according to district but with an overall base density of one to ~~six~~four dwelling units per acre. In the R-1 and R-4 districts, uses are clustered as appropriate in relation to environmental constraints.

Changed in Ordinance to:

  Low Density Residential: In this classification, land uses are predominantly single detached dwelling units on lot sizes that vary according to district but with an overall base density of one to six dwelling units per acre. In the R-1 and R-4 districts, uses are clustered as appropriate in relation to environmental constraints.

- Policy LU-2.3.1 Through future planning efforts over the next twenty years, seek to achieve ~~an average zoning density of at least seven homes per acre in the City through~~ a mix of residential densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown and in the transit-oriented development area near the Metro/Sound Transit Park and Ride. ~~Medium density classifications should be applied within a walkable and/or bikeable distance to transit and services. Lower density classifications, generally no less than four dwelling units per acre, should be applied to established single-family neighborhoods without easy access to transit and services.~~ A lower density zone may be used to recognize significant environmentally sensitive areas.

Changed in Ordinance to:

  Policy LU-2.3.1Through future planning efforts over the next twenty years, seek to achieve ~~an average zoning density of at least seven homes per acre in the City through~~ a mix of residential

densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown and in the transit-oriented development area near the Metro/Sound Transit Park and Ride. Medium density classifications should be applied within a walkable and/or bikeable distance to transit and services. Lower density classifications, generally no less than four dwelling units per acre, should be applied to established single-family neighborhoods without easy access to transit and services. A lower density zone may be used to recognize significant environmentally sensitive areas.

- *Figure LU-3 revised in Ordinance to show medium density residential within ¼ mile of the two main transit corridors.*

Housing Element

- History of Discriminatory Land Use and Housing Practices

  Like many communities, Kenmore has a documented history of discriminatory land use and housing practices, including the placement of racially discriminatory housing covenants over some local neighborhoods. These actions prevented people of color from living in parts of the City. Too, widespread zoning of areas exclusively for single-family housing has kept out those with lower incomes or those who can afford only rental housing. A new focus diversity, equity and inclusion is part of this Housing Element. In particular, a new emphasis on "Missing Middle" housing types is one way to reverse this pattern of exclusion~~, particularly in areas close to high-capacity transit and other amenities~~.

No changes made to these amendments in Ordinance.

- Of Kenmore's total city acreage, 78% is zoned exclusively for residential uses (all of the R zones and MHC). Of that acreage, the area zoned exclusively for single-family residential development comprised 95% of the total in 2021. New allowances for ~~duplexes and triplexes~~medium density housing~~ in residential areas near transit~~ will reduce this percentage and provide more opportunities for additional housing types in the City.

No changes made to these amendments in Ordinance.

- Within ½ mile of high-capacity transit, there is capacity for ~~approximately~~ more than 3,500 additional new housing units, including new duplex and triplex development in the medium density residential classification. Existing housing units in that area total nearly 7,000 units.

Changed in Ordinance to:

Within ½ mile of high-capacity transit, there is capacity for approximately 3,500 additional new housing units, including new development in the medium density residential classification. Existing housing units in that area total nearly 7,000 units.

- Summary of Local Housing Strategies:

  In 2015 and again in 2022, the city adopted increased density allowances in the Transit Oriented Development District with requirements for including affordable housing in new development.

Changed in Ordinance to:

In 2015, the city adopted increased density allowances in the Transit Oriented Development District with requirements for including affordable housing in new development.

- Summary of Local Housing Strategies:

  Also in 2022, the city adopted new standards allowing duplex and triplex development ("Missing Middle" housing) ~~within ¼ mile of the City's two high-capacity transit corridors~~throughout the R-6, Residential, zoning district.

Eliminated in Ordinance.

- Policy H-~~13.3~~1.2 Continue to take an incremental approach to expanding medium density housing opportunities in the City.

Changed in Ordinance to:

Policy H-~~13.3~~1.2 Take an incremental approach to expanding medium density housing opportunities in the City.

- Implementation Strategy:

  Continue to consider opportunities to expand locations for medium density residential housing types, such as duplexes, triplexes, cottage housing, and size-restricted houses on smaller lots.

Changed in Ordinance to:

Adopt development standards for medium density residential housing types, such as duplexes, triplexes, and cottage housing.

- Implementation Strategy:

  Adopt development standards for reduced minimum lot sizes with maximum house size restrictions~~houses on small lots~~ and consider cottage housing in ~~some low (R-6) and~~ medium density classifications. When considering maximum house sizes for smaller houses on smaller lots, remain mindful of the needs of multigenerational and large families. Also take into account open space needs and environmental protection, as well as accessory dwelling unit standards.

Changed in Ordinance to:

Adopt development standards for reduced minimum lot sizes with maximum house size restrictions~~houses on small lots~~ in some low (R-6) and medium density classifications. When considering maximum house sizes for smaller houses on smaller lots, remain mindful of the needs of multigenerational and large families. Also take into account open space needs and environmental protection, as well as accessory dwelling unit standards.

Capital Facilities Element

No changes requested.

Zoning Map

R-6 zoning district changes (new R-M designation) eliminated.

CITY OF KENMORE
WASHINGTON

ORDINANCE NO. 22-0558

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, RELATING TO THE CITY OF KENMORE COMPREHENSIVE PLAN; AMENDING THE VISION STATEMENT, THE LAND USE ELEMENT, THE HOUSING ELEMENT, AND THE CAPITAL FACILITIES ELEMENT; ADOPTING A NEW APPENDIX A TO THE KENMORE COMPREHENSIVE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, over the past year and a half, the City's Planning Commission has reviewed and recommended options related to amendments to the Kenmore Comprehensive Plan Vision Statement, Land Use Element, Housing Element, and Capital Facilities Element, and the adoption of a new Appendix A to the Kenmore Comprehensive Plan (collectively the "Comprehensive Plan Amendments"); and

WHEREAS, the Planning Commission held a public hearing on the Comprehensive Plan Amendments on May 17, 2022; and

WHEREAS, on June 27, 2022, the Planning Commission presented recommendations to the City Council on the proposed Comprehensive Plan Amendments; and

WHEREAS, at the July 18, 2022, July 25, 2022 and September 12, 2022 public meetings the City Council reviewed the Planning Commission's recommendations, received additional background information, and requested the formulation of new policy options; and

WHEREAS, the City Council held a public hearing on the Comprehensive Plan Amendments at the September 26, 2022 and October 3, 2022 public meetings; and

WHEREAS, at the October 17, 2022 public meeting, the City Council requested that the final Comprehensive Plan Amendments be prepared for consideration and potential adoption; and

WHEREAS, throughout the Comprehensive Plan Amendments review process, a concerted effort has been made to generate public involvement, including a public survey; educational presentations; direct mailings to all Kenmore addresses; a community Housing Forum; interpretation and translation of materials; social media posts; creating comprehensive and regularly-updated web pages; and public hearings; and

WHEREAS, the public involvement efforts referenced above have met and exceeded the public participation requirements set forth in RCW 36.70A.140 and KMC 19.20.060 for review of the Comprehensive Plan Amendments; and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act has issued a determination of non-significance for the proposal, and an Addendum was also issued on the proposal; and

WHEREAS, the Washington State Department of Commerce was notified of the proposed amendments pursuant to RCW 36.70A.106; and

WHEREAS, the City Council has considered the record created under the review process for the Comprehensive Plan Amendments; and

WHEREAS, the City Council has been guided by the Growth Management Act's planning goals, codified at RCW 36.70A.020 in adopting the proposed Comprehensive Plan amendments; and

WHEREAS, the City Council finds that the proposed Comprehensive Plan Amendments meet the criteria found in KMC 19.20.090; and

WHEREAS, the City Council desires to adopt the proposed Comprehensive Plan Amendments to update the Comprehensive Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated herein as if set forth in full, in support of the adoption of this Ordinance.

Section 2. Amendments to the Comprehensive Plan Vision Statement. The City Council amends the Kenmore 20-Year Vision Statement of the Kenmore Comprehensive Plan, as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 3. Amendments to the Comprehensive Plan Land Use Element. The City Council amends the Land Use Element of the Kenmore Comprehensive Plan, as set forth in Exhibit B, attached hereto and incorporated by reference.

Section 4. Amendments to the Comprehensive Plan Housing Element. The City Council amends the Housing Element of the Kenmore Comprehensive Plan, as set forth in Exhibit C, attached hereto and incorporated by reference.

Section 5. Amendments to the Comprehensive Plan Capital Facilities Element. The City Council amends the Capital Facilities Element of the Kenmore Comprehensive Plan, as set forth in Exhibit D, attached hereto and incorporated by reference.

Section 6. Adoption of Comprehensive Plan Appendix A. The City Council adopts a new Appendix A of the Kenmore Comprehensive Plan, as set forth in Exhibit E, attached hereto and incorporated by reference.

Section 7. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___TH DAY OF _____, 2022.

CITY OF KENMORE

_____
Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

_____
Michelle Kang, Deputy City Clerk

Approved as to form:

_____
Dawn Reitan, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.:
Date of Publication:
Effective Date:

DRAFT

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Text = new text

KENMORE 20-YEAR VISION

As we look into the future, we see Kenmore as a place that residents, businesses and visitors find welcoming, with courteous people, ~~and that~~ offer~~s~~sing a high quality of life to live, raise children, shop, work, recreate, and socialize. In 20~~35~~44, we see Kenmore as a fun, vibrant ~~waterfront~~ community centered on the waterfront but including a variety of unique neighborhoods that

a. ~~offers~~encourages a diversity of well-maintained, complementary housing types to provide ~~a choice of attractive~~ living accommodations affordable to ~~for~~ all residents

b. protects natural and environmentally sensitive areas, significant open space, trees, ~~and~~ air and water quality, and healthy wildlife habitat, knowing that a healthy environment is critical to human health

c. leads and actively participates in regional efforts to promote environmental stewardship, sustainability, restoration, and conservation while continuing to act boldly and wisely to slow climate change and address its impacts

d. is friendly and inclusive~~, and family friendly, with a small town feeling, that~~ welcoming all types of families, supporting diversity, and foster~~s~~ing a sense of belonging and pride in all residents

e. is connected both visually and physically to its waterfront, recognizing it as a significant local and regional asset

f. supports recreation and health through well-maintained parks, community centers, trails, and open spaces

g. is a walkable and bikable community that provides a safe, reliable and effective system of streets, sidewalks, bike-ways, and trails~~, and transit routes~~, linking significant local and regional destinations

h. embraces its role as a high-capacity transit community, supporting bus rapid transit and other transit options as part of the regional network

i. provides convenient access to goods and services essential to residents' daily needs

j. ~~supports the character of~~seeks to enhance the quality of life in its ~~single family~~ residential neighborhoods

k. has its own sense of place and ~~a~~an ~~identifiable, walkable~~ pedestrian-friendly downtown offering commercial, civic, cultural and park spaces, integrated with ~~multifamily~~ housing

l. has an economic base that provides a range of goods and services, offers quality employment opportunities, and supports local businesses

m. has clear design standards creating attractive, functional, and enduring buildings and places

n. encourages volunteerism and public involvement and works as a good partner with ~~citizen~~residents and governments throughout the region

o. supports the safety, physical and mental health, and welfare of all of its ~~citizens~~residents

p. supports and encourages education and quality schools

q. supports local arts, culture and history

To achieve this vision, responsible and financially sustainable commitments in planning and resources will be made. We share and support this vision for Kenmore.

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LAND USE ELEMENT AMENDMENTS

INTRODUCTION

Purpose

The Land Use Element plays the central role of directing land use patterns and guiding land use decision-making. It provides the basis for housing, transportation, public service, utility, and capital facility plans. The Land Use Element ~~is divided into~~includes sub-elements due to the variety and complexity of issues:

- ~~Land Use~~
- Downtown
- Community Design
- Natural Environment
- Shorelines
- Economic Development.

Growth Management Act

The land use element is the central requirement in the Growth Management Act (GMA). It provides the basis for all the other required elements including housing, transportation, capital facilities, and utilities elements. These other elements rely on the future land use pattern and the population and housing accommodated by the land use pattern in determining needed improvements and strategies. The specific GMA requirements for the land use element include addressing:

- Distribution/location/extent of land uses: Agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses
- Population densities, building intensities, and estimates of future population growth
- Protection of the quality and quantity of ground water used for public water supplies
- Urban planning approaches that promote physical activity. In Kenmore, goals, objectives and policies related to this responsibility also are included in the Parks, Recreation and Open Space Element.
- Drainage, flooding, and stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or clean discharges to waters of the state. In Kenmore, goals, objectives, and policies related to this responsibility also are found in the Surface Water Element.

Although the GMA directs growth at urban densities to the Urban Growth Area (including Kenmore), lower

development densities may be used as a strategy to protect critical areas.

~~Vision 2040~~VISION 2050

~~Vision 2040~~VISION 2050 is a regional growth strategy prepared by the Puget Sound Regional Council (PSRC) addressing King, Kitsap, Pierce, and Snohomish Counties. ~~Vision 2040~~VISION 2050 directs future development into the urban growth area, while focusing new housing and jobs in cities and within a limited number of designated regional growth centers. In ~~Vision 2040~~VISION 2050, Kenmore is identified as a "~~Larger City~~High Capacity Transit Community," which is described ~~below~~as follows:

> ~~**Larger City** A Larger City has a combined population and employment total over 22,500, but is smaller than a Metropolitan or Core City. Many of these 18 cities (which include Edmonds, Kenmore, Mountlake Terrace, Shoreline, and Woodinville) are home to important local and regional transit stations, ferry terminals, park-and-ride facilities, and other transportation connections. Central places within this group of cities are expected to become the more important subregional job, service, cultural, and housing centers over time. The Regional Growth Strategy envisions an expanding role for these cities in accommodating growth.~~**High Capacity Transit Communities** include cities connected to existing or planned light rail, commuter rail, ferry, streetcar, and bus rapid transit facilities… As the region's transit system grows, these 34 communities play an increasingly important role as hubs to accommodate regional employment and population growth. Targeting growth within these transit-rich communities helps to support mobility and reduces the number and length of vehicle trips.

VISION 2050 calls for the High Capacity Transit Communities in King County to accommodate 11% of the County's anticipated population growth and 6% of the anticipated employment growth between 2019 and 2044. Nine King County communities besides Kenmore (including some annexation areas) are designated as High Capacity Transit Communities, including Shoreline, Lake Forest Park and Woodinville.

~~Vision 2040 contains t~~The Multi-County Planning Policies required by the Growth Management Act are part of VISION 2050 and provide~~s~~ a common regionwide framework for countywide and local planning in the central Puget Sound region. Policies address regional collaboration, the regional growth strategy, the environment, climate change, development patterns, housing, economy, transportation, and public services. The policies reflect the commitment in the ~~Vision 2040~~VISION 2050 vision statement to provide, "~~protect the environment, support and create vibrant, livable, and healthy communities, offer economic opportunities for all, provide for safe and efficient mobility, and use the region's resources wisely and efficiently~~an exceptional quality of life and opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy."

Countywide Planning Policies

The ~~2012~~2022 King County Countywide Planning Policies (CPPs) define an Urban Growth Area within which urban development should occur. The City of Kenmore is included within the Urban Growth Area. The overall land use goal is that "growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and protects Rural and Natural Resource Lands.~~Residential, commercial, and industrial development should occur in an urban context and be sufficiently dense to efficiently support urban services.~~

~~The policies establish a "centers" strategy.~~ Growth is to be focused within ~~cities with a countywide designated Urban or Manufacturing/Industrial~~Regional Growth Center~~s~~ such as Seattle's Northgate and

Kirkland's Totem Lake areas. ~~Local~~Countywide Growth ~~c~~Centers, including Kenmore, accommodate housing, employment and services in a compact form and at sufficient densities to support existing or planned high capacity transit service and to make efficient use of urban land. As in ~~Vision 2040~~VISION 2050, Kenmore is identified as a "~~Larger City~~High Capacity Transit Community."

The CPPs contain goals and policies related to the environment, development patterns, housing, the economy, transportation, and public facilities and services. One of the guiding principles of the CPPs is, "centering social equity and health."

EXISTING CONDITIONS

History of Kenmore

Kenmore's beginnings and cultural features help provide a context for understanding Kenmore today. This section addresses archaeological and historic resources in the City of Kenmore.

Native Americans

The Native Americans who lived in the Sammamish River Valley Area were known as the Simump Tribe. Local settlers called them the Squaks, a corruption of the word "Squowh." According to historical accounts, ~~not more than~~approximately 200 Native Americans lived along Lake Sammamish or the Sammamish River Valley when white settlers arrived in the 1860s. Numerous arrowheads were found by early settlers at the mouth of the Sammamish River along Lake Washington.

According to the King County Office of Cultural Resources, there are no registered archaeological sites in Kenmore. However, the 1975 Washington Environmental Atlas, prepared by the US Army Corps of Engineers, indicates that along Lake Washington and the mouth of the Sammamish River are "areas known to contain large numbers of sites." It is therefore possible that there are unknown archaeological sites in Kenmore due to its lake and river frontage and low elevations.

~~Kenmore Founders~~White settlers

Abundant timber lured settlers to the Kenmore area in the 1860s. At that time, t~~T~~he forest-covered hills were ~~owned~~controlled by investors in Washington timber lands. Philo Remington, gun inventor, purchased vast land holdings including some in Kenmore. His son-in-law Watson C. Squire moved west, settling in the Seattle area, and purchased most of Remington's land holdings in Kenmore in 1880. Squire owned most of what is the northwest quadrant of Kenmore, from 62nd Avenue NE to 68th Avenue NE and from the waterfront to the top of the hill at NE 190th Street. He platted this land in 1892. Squire later became Territorial Governor in 1884, and then the first U.S. Senator from the State of Washington in 1889.

John McMasters leased property from Squire and operated McMasters' Shingle Mill from 1900 to 1920, the first commercial business in Kenmore. The mill was located just east of the current Kenmore Pre-Mix site. It was McMasters who named the community Kenmore because it reminded him of his birthplace Kenmore, 40 miles south of Ottawa, in Canada. This in turn had been named after Kenmore, Scotland, which ~~is~~has similar geography ~~to the study area~~ with its large lake and surrounding mountains.

Kenmore was considered rural and was connected to the region via railroads and logging roads as far back as 1876. In 1887, Seattle's Lake Shore and Eastern train went around Lake Washington along the route of today's Burke-Gilman trail and was a major regional line serving Puget Sound logging areas.

Seattle residents would take Sunday train rides rather than risk primitive roads to visit Kenmore and its "wilderness." There were early wagon roads between Seattle and Kenmore and by 1909 a road had been paved as far as Lake Forest Park. During 1913-1914, the brick road between Lake Forest Park and Bothell was opened and followed the original wagon trail. Other than travel by train or wagon, the area was accessible by steamboats that would stop at various landings on the lake.

After completion of the brick road (now Bothell Way) in 1913-1914, restaurants sprang up in ~~the~~ Kenmore ~~portion of the road~~ and it became a custom to drive out to Kenmore for Sunday dinner. A piece of the original brick road is still visible just north of the former Wayne Golf Course clubhouse in Bothell.

About the time of the completion of the brick road, Kenmore School District built its first school in 1914 on McMasters Street, now NE 181st Street. Classes ranged from eight to 12 students in one class, with a class for each age. When no longer used as a school, the Kenmore Community Club used the building from 1925 to 1930. The Kenmore School District joined with the Bothell School District in 1916.

After the end of logging and in the days after World War I, Kenmore's population increased when Puget Mill sold a number of small tracts for residential use. The mill owners held much of the land in what is now Kenmore and when lots were put on the market, many homes were built north of what would be Bothell Way. Even with this boost in residents, the town was still a small community of about 150 persons and a few businesses.

The area began to develop and increase its population in the early 1930s. This growth and development included restaurants, dance halls, and roadhouses along Bothell Way, and earned Kenmore a questionable reputation. The area was known as "Roadhouse Strip."

In contrast to the development of the roadhouses, St. Edward Seminary was built in 1931 on 300 acres of Archdiocese property. Neighboring St. Thomas Seminary was built in 1959. Due to the lack of enrollment, St. Edward was closed in 1976 and St. Thomas was closed in 1977. A citizen campaign resulted in the State's purchase of the St. Edward portion of the property while the former St. Thomas seminary was leased to and eventually purchased by Bastyr University.

In the 1940s several businesses, many still operating, were established and provided local employment. Continuing Kenmore's connection to Lake Washington, in 1946 Bob Munro established Kenmore Air Harbor with one hangar and one two-seater aircraft.

Historic Structures and Places

The King County Historic Preservation Program maintains an inventory of over 1,000 historic resources located throughout the County. Development proposals for resources listed on the inventory are circulated to the King County Historic Preservation Officer for review and comment. The approximately 100 sites in Kenmore which are included in the 2010-2011 Historic Reconnaissance-Level Survey conducted by the King County Historic Preservation Program include:

- ~~Kenmore Bridge over the Sammamish River~~

- ~~Kenmore Community Clubhouse~~
- ~~Aqua Club~~
- ~~Inglewood Golf Course Clubhouse~~
- ~~St. Edward Seminary~~
- ~~St. Thomas Seminary (Bastyr University)~~
- ~~Kenmore Air Harbor House~~
- ~~Arnston-Hartlove Grocery~~
- ~~Northlake Lutheran Church~~
- ~~Church of the Redeemer~~
- ~~Charles Thomsen House.~~

Name	Address	Local Landmark?
Kenmore Community Clubhouse	7304 NE 175th Street	Yes
Aqua Club	18512 58th Avenue NE	
Inglewood Golf Course Clubhouse	6505 Inglewood Road NE	
St. Edward Seminary (The Lodge at St. Edward State Park)	14477 Juanita Drive NE	Yes
St. Thomas Seminary (Bastyr University)	14500 Juanita Drive NE	
Kenmore Air Harbor House	6321 NE 175th Street	
Northlake Lutheran Church	6620 NE 185th Street	
Church of the Redeemer	6220 NE 181st Street	
Charles Thomsen House	7330 NE 170th Street	Yes

The above sites are located on **Figure LU-1**. ~~Most are potentially eligible for local landmark status. The Kenmore Community Clubhouse was designated as a local landmark in 2015. The Thomsen House was designated as a King County Landmark prior to Kenmore's incorporation. Both of these~~The City's local landmark properties are described more fully below.

Charles Thomsen House

The Charles M. Thomsen House was built in 1927 ~~in the French Provincial Style~~ and was designated as a King County Landmark prior to Kenmore's incorporation in 1998. While the vast majority of Period

Revival style residences in King County are located in Seattle, the handful of Period Revival homes in formerly rural, unincorporated areas of the County consist of variations of the English Cottage and Colonial Revival Styles. The Thomsen ~~Estate~~House is notable as it is the only known example of a rural residence constructed in the French Provincial Style and it is considered to be in good condition with many original features. The Charles Thomsen House may be eligible for the State of Washington Heritage Register or the National Register.

Kenmore Community Clubhouse

The Kenmore Community Clubhouse was constructed in 1929-1930 for the Kenmore Community Club and was designated as a local landmark in 2015. The Landmarks Commission's landmark designation report states that the Clubhouse is a rare surviving building that exemplifies the importance of clubs and civic organizations in early to mid-20th century King County. The Clubhouse has served as a meeting space for a wide variety of organizations and activities, especially during the 1930s, 40s and 50s, and is still being used for its original purpose.

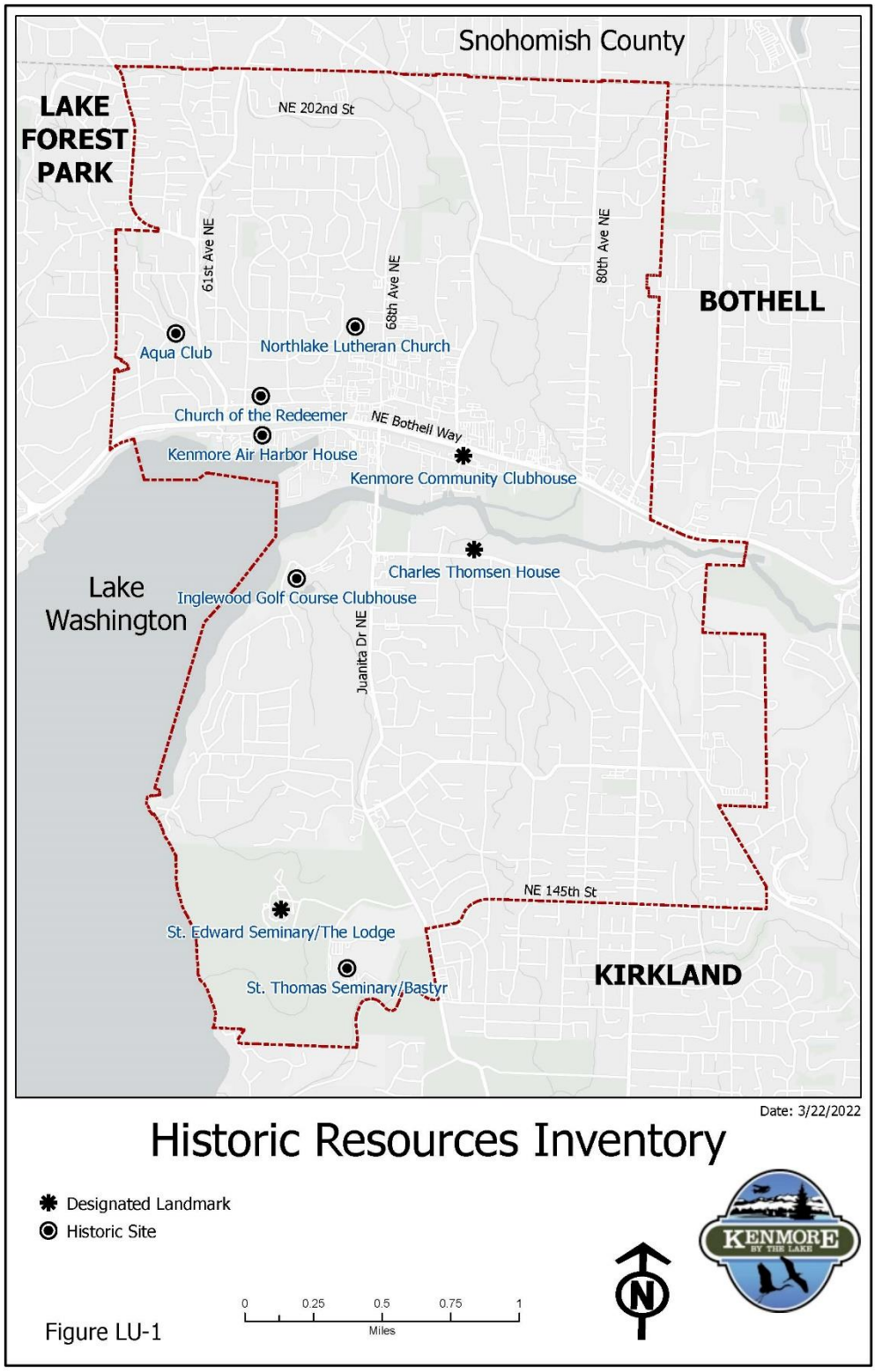
St. Edward Seminary/Lodge at St. Edward State Park

The St. Edward Seminary opened doors in 1931 as Washington State's first Catholic seminary for the education of diocesan priests. In the late 1930s, the school became the first fully accredited seminary in the United States. The building is a highly intact, large-scale example of the Late Romanesque Revival style and is the work of architect John Graham Sr. a prolific early 20th century architect in the Pacific Northwest whose most notable commissions in Seattle included the Space Needle, Frederick & Nelson Department Store, Dexter-Horton Building, and the former Bon Marche building. After declining enrollment, the seminary and its surrounding land were sold in 1977 to the State of Washington to become Saint Edward State Park. Beginning in 2017, Daniels Real Estate rehabilitated and restored the seminary building which had been vacant and fallen into disrepair. The Lodge at St. Edward State Park opened in 2021.

~~According to the State of Washington Office of Archaeology and Historic Preservation, t~~The St. Edward Seminary is listed on the State of Washington Heritage Register and in the National Register of Historic Places. It was awarded local landmark status in 2018 at the same time the property was rehabilitated and restored into the Lodge at St. Edward State Park. ~~The Charles Thomsen House may also be eligible for the Washington Heritage Register or the National Register.~~

~~The~~A 2010-2011 reconnaissance survey also identified many homes in the Uplake Terrace neighborhood that may be eligible for local landmark status as representative of Mid-Century Modern architecture. Additional historic surveys would identify potential landmarks in other neighborhoods of the City.

1



IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

Land Use Patterns

This section analyzes existing land use patterns in the City of Kenmore. Both existing and planned land uses are addressed.

Existing Land Uses

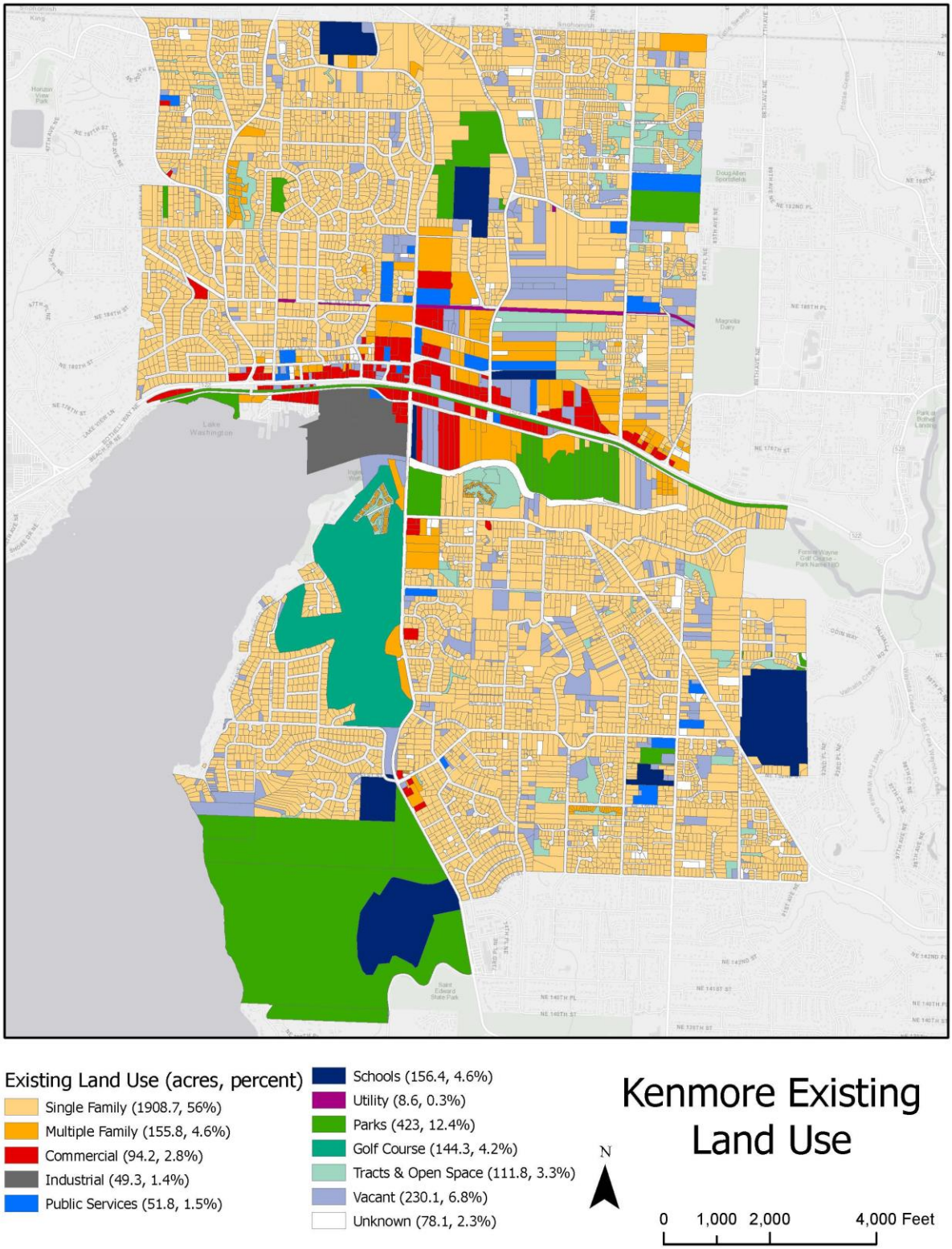
The City of Kenmore boundaries encompass approximately 6.1 square miles of land. The City contains primarily single-family residential land uses, but also includes a variety of other uses as shown in **Table LU-A and Figure LU-2**. Kenmore is largely a built-out community with a limited amount of unconstrained vacant land suitable for development, but with significant opportunities for redevelopment.

TABLE LU-A
~~2015~~2022 LAND USE BY PARCELS - CITY OF KENMORE

CATEGORY	ACRES	PERCENT
Single-family	1908.7	56.0%
Multi-Family	155.8	4.6%
Commercial	94.2	2.8%
Industrial	49.3	1.4%
Public	51.8	1.5%
Schools	156.4	4.6%
Utility	8.6	0.3%
Parks	423.0	12.4%
Golf Course	144.3	4.2%
Open Space/Tracts	111.8	3.3%
Vacant	230.1	6.8%
Unknown	78.1	2.3%
TOTAL	3,412	100%
Note: Does not include rights-of-way		

Source: King County Department of Assessments

Figure LU-2


Existing Land Use (acres, percent)
Single Family (1908.7, 56%)
Multiple Family (155.8, 4.6%)
Commercial (94.2, 2.8%)
Industrial (49.3, 1.4%)
Public Services (51.8, 1.5%)
Schools (156.4, 4.6%)
Utility (8.6, 0.3%)
Parks (423, 12.4%)
Golf Course (144.3, 4.2%)
Tracts & Open Space (111.8, 3.3%)
Vacant (230.1, 6.8%)
Unknown (78.1, 2.3%)
N
Kenmore Existing Land Use
0 1,000 2,000 4,000 Feet

Most of the Kenmore's single-family residential growth will occur on remaining vacant parcels, ~~estimated at 102 acres net available in 2007,~~ or as a result of infill development of partially developed properties. However, most of Kenmore's commercial growth would occur as redevelopment of developed lands.

Kenmore Air Harbor

Founded in 1946, Kenmore Air Harbor is a unique land use in the City. The seaplane base is located on a 5-acre property on the Lake Washington waterfront. The airline provides daily service to downtown Seattle, the San Juan Islands and Canada, and includes customs services for international flights.

The seaplane fleet has an average size of 20 single-engine planes. In ~~2015~~2019, about ~~half~~two-thirds of the fleet was made up of de Havilland Otters (the largest planes, accommodating up to 10 passengers). The other ~~half~~third was smaller de Havilland Beavers and two Cessna 180s. Given dock space constraints, the airport estimates that no more than 25 seaplanes will be based at Kenmore Air Harbor in the future, although the mix of planes may change to accommodate more of the larger aircraft. The Air Harbor also provides space for approximately 25 private airplanes.

During the summer season, approximately 110 "operations" per day (single takeoffs or landings) occur at Kenmore Air Harbor. On a typical winter day, 10 operations could be expected. In ~~2014~~2019, approximately ~~61,000~~65,000 passengers were served. July and August are the Air Harbor's busiest months.

The seaplanes are able to fly from dawn to dusk, however, the airport has a voluntary curfew in place, restricting operations in Kenmore before 7:30 a.m. on weekdays and before 8:30 a.m. on weekends.

Although all Kenmore Air seaplanes are based and maintained in Kenmore, half of them travel to Kenmore Air's Lake Union passenger terminal before traveling north to Canada and the San Juan Islands. The balance of the fleet travels directly from Kenmore to northern Canada.

Along with passenger services, the Air Harbor does seaplane restoration and maintenance on its property. Annual inspections may involve engine testing or other noise. Kenmore Air has a full parts department for de Havillands and Cessnas. They are, in fact, one of the largest seaplane parts supplier in North America. They also provide parts and technical support for Edo floats, although float manufacturing is done off-site.

During its summer peak, the Air Harbor employs approximately 250 people.

Two runways on Lake Washington are used: Waterway 16-34 is 10,000' long and 1,000' wide; Waterway 18-36 is 3,000' long and 1,000' wide. Most of the time, the seaplanes take off to the southwest. If the north wind is strong, the planes taxi farther down the lake and take off to the north near the Air Harbor.

Landing patterns at Kenmore Air Harbor are determined by wind direction, as aircraft normally land into the prevailing wind. If the wind is from the north, as it is during a typical summer day, aircraft fly northbound up the middle of the lake from the Sand Point area, then land to the north at Kenmore and taxi in to the dock. If the wind is from the south, which is more common during the winter months, aircraft fly a standard left rectangular traffic pattern and land to the south on the lake. The downwind leg of this pattern is flown over the golf course, the base leg just east of 68th Avenue NE, and the final approach leg

approximately over the CalPortland property. On an annual basis, approximately 75% of all landings are northbound and 25% southbound.

There is a speed limit to reduce boat speeds in the seaplane waterway area that is monitored by the King County Harbor Patrol.

FUTURE LAND USE

When comparing **Figure LU-2**, Existing Land Use, and **Figure LU-3**, the Kenmore Land Use Plan (provided later in this Chapter), the future development pattern would show:

- ~~**Protection/maintenance of single-family residential areas**~~**Neighborhoods offering a variety of residential housing types and densities ranging from low-density single-family areas to multi-family development in Downtown.** ~~This is a~~A key concept of the Vision Statement is to ~~protect single-family areas and concentrate most multi-family in Downtown~~support a diversity of housing types to provide accommodations affordable to all residents.

- **Concentration of commercial and business uses locations where they are currently located or in areas ~~targeted for conversion~~where compatibility can be ensured.** New commercial development would primarily occur in the form of redevelopment in Downtown and adjoining areas to minimize intrusion into ~~single-family areas~~predominantly residential neighborhoods and to effectively concentrate these uses where alternative transportation modes are or will be available. However, new opportunities for small-scale retail enterprises or services meeting the daily needs of residents may be located in neighborhoods if compatibility concerns are addressed. ~~The Community Business district provides additional opportunities for mixed use development to support Downtown and the local community.~~

- **Phasing out of heavy manufacturing and industrial uses in favor of mixed uses (commercial and residential) and clean light manufacturing.** Existing h~~H~~eavy manufacturing and industrial uses would be phased out over time through market and regulatory forces, and mixed uses and clean light manufacturing would replace them. New heavy manufacturing and industrial uses are prohibited.

- ~~**Creation**~~**Continued development of a ~~central place~~vibrant downtown in Kenmore.** ~~Creating a~~Kenmore is both a High Capacity Transit Community and a Candidate Countywide Growth Center. Downtown is central to ~~the~~this ~~V~~vision ~~Statement,~~ ~~provisions including~~providing a ~~central place for the~~focal point for community growth and development, ~~promotion of~~including centrally located multi-family and both mixed-use and standalone commercial development with access to ~~alternative modes of transportation~~high capacity transit, civic buildings such as City Hall, the Post Office, the Library, the Hangar and Town Square, and other ~~provisions~~amenities. ~~The northwest quadrant of the 68th Avenue and SR-522 intersection is identified as an area for a concentration of smaller-scale civic and mixed-uses, while the southeast quadrant of the same intersection~~The southeast and southwest quadrants of Downtown would be developed with larger-scale private mixed-use master planned developments that restore and protect the Sammamish River and Lake Washington and provide public access to the waterfront. ~~Lakepointe would develop as planned in the southwest quadrant of the intersection.~~

- **Transit-oriented development in the area centered on the Metro/Sound Transit Park and Ride.** This concentration of pedestrian-oriented mixed use residential development is at intensities that

support and are supported by multi-modal transportation options, including bus rapid transit. Transit-oriented development reinforces Kenmore's designation as a High Capacity Transit Community.

- **Retention of institutional uses including government, schools, and public park properties.** The purpose of this classification is to identify and retain key public and private institutional uses in the City, to promote master planning of facilities, and to prevent conversion of significant properties to other residential or commercial uses without benefit of the rezone process.

Development Capacity

Development capacity considers vacant, underdeveloped and redevelopable property. A relatively small portion (~~about~~less than 5 percent) of the City's land is vacant. Although some land is vacant due to property owner preferences, some is likely vacant due to environmental constraints such as wetlands, flood hazards, or steep slopes.

Partially vacant land, where perhaps one home is located on a large parcel that, according to zoning, could be further subdivided, is considered to be underdeveloped. Much of the City's platting activity is now occurring on such larger, partially developed residential lots.

~~As evidenced by the Kenmore Village project, r~~Redevelopment of developed properties also can occur in the future. However, it is usually difficult to achieve redevelopment of properties, particularly in a downtown context. Often parcels are small and under multiple ownerships. In order to create a viable project in the market, consolidation of properties is needed.

To determine future development capacity, vacant and partially developed lands were reviewed as part of the 2021 King County ~~Buildable Lands~~Urban Growth Capacity Report ~~project~~. The methodology for the jobs and housing capacity estimates is provided in the~~at report~~~~King County Buildable Lands Report 2014~~.

~~Assuming development in accordance with the Kenmore Land Use Plan and using 2012 as the base year, the City could accommodate an additional 4,503 housing units and an additional 3,945 jobs.~~

The City's ~~2012-2031~~2019-2044 housing unit growth target established by the King County Countywide Planning Policies is ~~2,980~~3,070 housing units. The adopted Land Use Plan would provide enough zoned capacity, and a more than sufficient market cushion, to exceed the ~~2031~~2044 housing unit target. Calculated residential capacity in 2021 was 4,135 dwelling units—a 1,065 unit surplus.

Jobs capacity also is greater than the City's ~~3,897~~3,200 jobs target, although not by much. The 2021 calculated jobs capacity was 3,881 jobs.

PLAN AMENDMENTS

The Growth Management Act recognizes that Comprehensive Plans are dynamic rather than static, and should be evaluated regularly to ensure that they respond to changing needs of the community and respond to new Federal or State law. In accordance with the Growth Management Act, and Policy LU-2.1.5 of this Element, the City will allow for an amendment process to consider changes to the essential components of the Comprehensive Plan, including Goals, Objectives, and Policies.

The City is required to institute a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the City Council no more frequently than once every year, except that amendments may be considered more frequently under the following circumstances:

- The initial adoption of a subarea plan that does not modify the comprehensive plan policies and designations applicable to the subarea
- The adoption or amendment of a Shoreline Master Program under the procedures set forth in chapter 90.58 RCW
- The amendment of the Capital Facilities Element that occurs concurrently with the adoption or amendment of the City budget
- Amendments or revisions to the City's comprehensive plan when an emergency exists or to resolve, if appropriate, an appeal of the Comprehensive Plan filed with the Growth Management Hearings Board or with the court.

Aside from the exceptions above, all proposals are to be considered by the City Council concurrently so the cumulative effect of the various proposals can be ascertained.

GOALS, OBJECTIVES, AND POLICIES

Following are the general land use goals, objectives and policies. ~~In some cases, policies are cross-referenced in more than one Element or Sub-Element and this is noted by a policy reference in italics (e.g., *H-26.1.2*).~~

GOAL 1. ***ENHANCE KENMORE'S QUALITY OF LIFE AS A PLACE FOR PEOPLE OF ALL AGES TO LIVE, ~~RAISE CHILDREN,~~ RECREATE, WORK, SHOP, AND SOCIALIZE.***

OBJECTIVE 1.1 **Provide a community atmosphere that is friendly and inclusive ~~and family-friendly~~, ~~with a small town feeling that~~supporting diversity and fostersing a sense of belonging and pride in all residents.**

Policy LU-1.1.1 Recognize and support people of color, indigenous and immigrant populations, and other individuals or groups who have historically been underrepresented in community goal-setting and implementation.

Policy LU-1.1.2 Encourage the involvement of historically-marginalized groups when discussing policies that will impact their neighborhoods and communities. Provide outreach in multiple formats and languages.

Policy LU-1.1.3 Consider the impact of City policies, programs and projects on groups whose voices may not regularly be heard.

Policy LU-1.1.4 Evaluate planning approaches for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts.

Policy LU-1.1.5 Make Kenmore a community where all people love where they live.

OBJECTIVE 1.2 Promote the mental and physical health of all community members.

Policy LU-1.2.1 Create healthy, viable, and safe neighborhoods where all people can live, work and play, regardless of color, age, income, or ability.

Policy LU-1.~~1.2~~2.2 Through land use policies and development regulations that are consistent with state and federal laws, limit land uses and activities that may result in harmful secondary effects to the community, such as crime, vandalism, or neighborhood deterioration. Consider spacing requirements, buffers, landscaping, access, signage controls, business license and operating requirements, as well as other mechanisms to control secondary impacts.

Policy LU-1.2.3 Ensure fairness and equity in distributing community amenities such as parks and community facilities to provide all residents with opportunities to enjoy the benefits of a rich social and physical environment.

Policy LU-1.2.4 Strive to make City capital projects and community events accessible to those with physical impairments.

~~Policy LU-1.1.1 Encourage development within Kenmore that creates and supports a healthy and diverse community. Kenmore should contain affordable housing and employment opportunities and should protect the natural environment and significant cultural resources.~~

Policy LU-1.~~1.3~~2.5 Use incentives, regulations and programs to support land use patterns and development standards that encourage physical activity through walking and bicycling.

Policy LU-1.~~1.4:~~2.6 Consider small-scale, neighborhood commercial uses within walking or bicycling distance of homes to increase residents' opportunities to meet their daily needs without having to drive.~~Encourage businesses to locate in Kenmore so that residents have more opportunities to walk or bicycle to work.~~

Policy LU-1.2.7 Continue to support projects that improve the quality of both the built and natural environments to support a thriving community and reduce disparate health and environmental impacts, especially to low-income and disadvantaged communities. Clean air, water and soil, and a healthy ecosystem are critical for human health.

OBJECTIVE 1.~~2~~3 Endeavor to provide a complete community, compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services.

Policy LU-1.~~2~~3.1 Ensure that Kenmore's plans consider all the issues, resources and needs that make a community whole, including land use, civic, cultural, recreation, transit, health,

human services, natural environment, and the provision of infrastructure and other services.

Policy LU-1.~~2~~3.2 Provide adequate land capacity for residential growth, and for a full range of commercial uses in Kenmore. This land capacity should include both redevelopment opportunities as well as opportunities for development on vacant lands.

Policy LU-1.~~2~~3.3 Integrate non-residential uses such as governmental, utility, religious, social, and other institutional uses, where appropriate, into residential neighborhoods to create quality communities which have a full range of public facilities and services. These uses should be sited, designed, and scaled to be compatible with existing residential character.

OBJECTIVE 1.~~1.1~~4 Encourage the availability of healthy, affordable, culturally acceptable food for all community residents.

Policy LU-1.~~1~~4.1.~~1~~ Through land use regulations and economic development, encourage locally-based food production, distribution and choice.

Policy LU-1.~~1~~4.~~1.~~2 Where appropriate, encourage the development of community gardens and farmers' markets as a means to encourage community-building, support local agriculture and promote economic development.

OBJECTIVE 1.~~3~~5 Maintain and enhance ~~the character of existing single family~~all residential neighborhoods by ~~allowing compatible housing,~~ improving infrastructure and walkability, and establishing appropriate site development standards.

Policy LU-1.~~3~~5.1 Ensure that zoning regulations ~~emphasize single family dwellings as the principal use in the City's established single family neighborhoods~~provide for a range of housing types and densities, such as lower density single-family neighborhoods, medium density neighborhoods that combine single-family housing with duplexes, triplexes and cottage housing, and neighborhoods with larger-scale multifamily developments.

Policy LU-1.~~3~~5.2 Provide development standards that create a consistent and compatible pattern of development within residential neighborhoods. Development standards should address housing densities, lot dimensions, building setbacks and height, impervious surface limitations, management of surface water with an emphasis on low impact development, tree retention, access, parking, and other standards. Regulations addressing building size and design also may be appropriate in some locations.

Policy LU-1.~~3~~5.3 Provide regular and appropriate levels of investment in transportation, surface water and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans. ~~*(see Policy H 26.1.2)*~~

OBJECTIVE 1.~~4~~6 **Create a climate that fosters business creation and retention that positively contributes to the City's quality of life.**

Policy LU-1.~~4~~6.1 Provide adequate land for commercial development of a character which enhances the community's goals, augments the tax base, and does not adversely affect the natural environment.

Policy LU-1.6.2 Support the large number of home-based businesses in Kenmore and recognize their importance as a way to keep jobs closer to home.

Policy LU-1.~~4~~6.~~2~~3 Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.

OBJECTIVE 1.~~5~~7 **Identify and prioritize properties for public acquisition and use.**

Policy LU-1.~~5~~7.1 During the 20-year planning period, identify community needs and site the following facilities or uses in accordance with the ~~Downtown Sub-~~Capital Facilities Element, the Housing Element, and the Parks, Recreation and Open Space Element:

- ~~Town Green and Community Building~~Public Works facility
- Affordable housing
- Parkland, particularly on the waterfront or in under-served areas
- Open space to preserve ~~E~~environmentally sensitive areas, including those areas that protect and enhance the City's wetlands and receiving water bodies, where regulatory measures alone are insufficient.

Policy LU-1.~~5~~7.2 Encourage public and private community service providers, including the City of Kenmore, to share or reuse facilities when appropriate, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, institutional properties, and other social and recreational facilities.

Policy LU-1.~~5~~7.3 Promote site development which provides utilities and infrastructure that are maintainable, aesthetically pleasing, and have several functions, such as surface water facilities designed as accessible open spaces for a development.

~~***GOAL 1.1. DEVELOP AND MAINTAIN A SUSTAINABILITY ACTION PLAN, OUTLINING STEPS THE COMMUNITY (INCLUDING CITIZENS, BUSINESSES, CITY ADMINISTRATION AND THE CITY COUNCIL) CAN TAKE TO SUPPORT SUSTAINABLE ECONOMIC PROSPERITY, SOCIAL EQUITY AND ENVIRONMENTAL HEALTH IN KENMORE.***~~

~~**OBJECTIVE 1.1.1 Encourage the availability of healthy, affordable, culturally acceptable food for all community residents.**~~

~~Policy LU-1.1.1.1 Through land use regulations and economic development, encourage locally-based food production, distribution and choice.~~

~~Policy LU-1.1.1.2 Where appropriate, encourage the development of community gardens and farmers' markets as a means to encourage community building, support local agriculture and promote economic development.~~

GOAL 2. PROVIDE FOR ORDERLY DEVELOPMENT.

OBJECTIVE 2.1 Implement the Comprehensive Plan Land Use Map.

Policy LU-2.1.1 Designate the proposed general distribution, general location and extent of the uses of land, where appropriate, for housing, commerce, offices, recreation, open spaces, public utilities, public facilities, and other land uses. The official Comprehensive Plan Land Use Map is included as **Figure LU-3**.

Policy LU-2.1.2 Implement a range of residential, commercial, and public land use classifications:

a. Table of ~~Districts and Densities~~Land Use Classifications and Implementing Districts. Utilize the following table to establish land use districts ~~and basic and maximum densities allowed~~ in the City.

LAND USE/~~ZONE DISTRICT~~ CLASSIFICATION	**~~BASE DENSITY/ MAXIMUM DENSITY WITH BONUS[1]~~** **IMPLEMENTING ZONING DISTRICT**
~~Residential 1 Dwelling Unit Per Acre (R-1)~~ Low Density Residential	~~1 (4)[2]~~ R-1, R-4, R-6
~~Residential 4 Dwelling Units Per Acre (R-4)~~	~~4 (6)~~
~~Residential 6 Dwelling Units Per Acre (R-6)~~	~~6 (9)~~
~~Residential 8 Dwelling Units Per Acre (R-8)~~	~~8 (12)~~

~~[1] Maximum density may be exceeded when a significant public benefit is provided. Examples include transit-oriented development, MHC preservation, or an approved development agreement.~~

~~[2] In the R-1 zone, the base density of 1 unit per acre may be transferred onsite to less constrained property. The bonus indicated in parentheses may only be transferred off-site to a density receiving area such as the Downtown. Bonus criteria are subject to requirements of the Kenmore Municipal Code.~~

LAND USE/~~ZONE DISTRICT~~ CLASSIFICATION	~~BASE DENSITY/ MAXIMUM DENSITY WITH BONUS[1]~~ IMPLEMENTING ZONING DISTRICT
~~Residential 12 Dwelling Units Per Acre (R-12)~~ Medium Density Residential	~~12 (18)~~ R-6, R-12
~~Residential 18 Dwelling Units Per Acre (R-18)~~ High Density Residential	~~18 (27)~~ R-18, R-24, R-48, UR
~~Residential 24 Dwelling Units Per Acre (R-24)~~	~~24 (36)~~
Manufactured Housing Community ~~(MHC)~~	~~12 to 20~~MHC
Downtown Residential	~~48 to 72 (72)~~DR
Neighborhood Business ~~(NB)~~	~~8 (24)~~ NB
Community Business ~~(CB)~~	~~24 (36)~~CB
Waterfront Commercial ~~(WC)~~	~~48 (72)~~WC
Urban Corridor ~~(UC)~~	~~48 (72)~~UC
Regional Business ~~(RB)~~	~~48 (72)~~RB
Downtown Commercial	~~48 to 72 (72)~~DC
Public and Private Facilities ~~(PPF)~~	~~n/a~~PSP
Special Study Area	~~Special District~~n/a

b. ~~District~~Land Use Classification Descriptions. Utilize the following purpose statements to distinguish the land use ~~districts~~classifications.

- Residential: The purposes of the Residential ~~Districts~~land use classifications are to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services (including high-capacity transit), and energy while ensuring environmental protection. ~~In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. In the R-4 through R-8 districts, Residential District purposes are accomplished by providing for predominantly single detached dwelling units on lot sizes that vary according to district. In the R-12 through R-24 districts, Residential District purposes are accomplished by allowing for a mix of predominantly apartment and townhouse dwelling units with a variety of densities according to district. In the Residential Districts, accessory uses and complementary~~

~~nonresidential uses that are compatible with residential communities may be allowed.~~

- ~~▪~~ Low Density Residential: In this classification, land uses are predominantly single detached dwelling units on lot sizes that vary according to district but with an overall base density of one to six dwelling units per acre. In the R-1 and R-4 districts, uses are clustered as appropriate in relation to environmental constraints.

- ~~▪~~ Medium Density Residential: In this classification, a diversity of compatible housing types is expected at base densities generally between six and 18 dwelling units per acre. Higher densities may be permitted to allow particular "Missing Middle" housing types. Housing may include single detached dwelling units, duplexes, triplexes, cottage housing, and small-scale apartment buildings, depending on district.

- ▪ High Density Residential: In this classification, land uses are predominantly larger apartment or condominium buildings with a variety of densities according to district. Base densities generally exceed 18 dwelling units per acre. In the area near the Metro/Sound Transit Park and Ride, development intensities support and are supported by multi-modal transportation options, including high capacity transit. The provision of affordable housing is a key feature of this transit-oriented development.

- Manufactured Housing Community: The Manufactured Housing Community ~~District~~classification is intended to ensure consistency with RCW 36.70A.070(2)(c) which requires that sufficient land be available for all types of housing including manufactured housing. The Manufactured Housing Community ~~District~~classification promotes residential development that is higher density than single-family, but single-family in character. The~~is~~ land use ~~designation~~classification is assigned to existing manufactured housing communities.

- Downtown Residential: The Downtown Residential ~~District~~classification provides higher density residential development in support of the Downtown Commercial ~~District~~classification. Limited retail and office uses are also allowed as part of mixed-use developments. The ~~District~~classification represents an opportunity to provide a range of housing types in the community with attention to appearance and scale. ~~The Downtown Residential land use plan classification is implemented by the Downtown Residential zone.~~

  Some limited existing uses requiring vehicle storage that continue to contribute to the economic vitality of downtown are permitted to continue their business on existing properties, but are encouraged to

transition the use of their properties to those more in keeping with the first paragraph of this intent statement.

- Neighborhood Business: The purposes of the Neighborhood Business ~~District~~classification are to provide convenient daily retail and personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development.

- Community Business: The purpose of the Community Business ~~District~~classification is to provide pedestrian-friendly, mixed-use development that both supports larger mixed-use and commercial areas with its residential development, and provides small-scale retail, educational, and personal service uses, and offices, for the local community. Allowable uses include office uses and mixed-use (housing and retail/service) developments. Commercial uses with extensive outdoor storage and industrial uses would be discouraged in the Community Business ~~District~~classification.

- Waterfront Commercial: The purpose of the Waterfront Commercial ~~District~~classification is to focus on existing water-dependent uses, but also to allow eating and drinking places, temporary lodging and other uses to support marina and airport development. Compatible light manufacturing would be appropriate. Office and mixed use multifamily development are desirable for the future.

- Urban Corridor: The Urban Corridor ~~District~~classification is located along SR-522. The overall vision is to convert the area on the south side of the highway from a commercial strip corridor to an area of primarily office and multifamily development, taking advantage of lake views and proximity to transit.

  On the north side of the highway, west of downtown, the area would continue to be a mix of restaurant, retail and service uses, with additional opportunities for office and mixed use multifamily development.

  East of downtown, portions of the district (nearest the transit center) would be an enterprise zone, allowing for a wide range of commercial uses, including bulk retail, as well as high-density ~~standalone~~ multifamily development with affordable housing requirements. Farther to the east, near the city limits, office and multifamily uses are envisioned.

  New auto-oriented businesses would be prohibited throughout the district.

- Regional Business: The purposes of the Regional Business ~~District~~classification include to provide for the broadest mix of retail,

office, wholesale, and service uses, with compatible storage and light manufacturing uses, serving regional market areas and offering significant employment opportunities. These purposes are accomplished by supporting existing businesses, while encouraging compact and mixed-use development that is supportive of transit and pedestrian travel for the future. Industrial and heavy manufacturing uses are no longer appropriate in this ~~district~~classification.

- Downtown Commercial: The Downtown Commercial ~~District~~classification features a mix of private and public uses designed to create a ~~small-town feel, and~~ pedestrian-friendly ~~environment~~downtown consistent with Kenmore's designation in the Regional Growth Strategy as a High Capacity Transit Community and as a Candidate King County Countywide Growth Center. Public places, sidewalks, extensive landscaping, transit-orientation, shared or structured parking, protection of environmentally sensitive areas, affordable housing, and high quality design and signage are key features. Permitted uses emphasize mixed or multiple use developments, and include high-density housing, civic and governmental uses, offices, small-scale commercial and retail businesses, and locally oriented professional and personal services.

  Uses not compatible with the Downtown Commercial intent such as those which require vehicle or materials storage, service bays, wide curb cuts, expanses of exterior product display or storage, or produce little customer or visitor activity are discouraged. ~~Park-and-Ride/Transit Centers are promoted along SR-522, particularly in the Northwest Quadrant of the 68th Avenue NE/SR-522 intersection.~~

  Some limited existing uses that require vehicle storage and continue to contribute to the economic vitality of downtown Kenmore are permitted as existing uses on existing properties, though the use is encouraged to transition use of the property to those more in keeping with the first paragraph of this purpose statement. ~~The Downtown Commercial land use plan classification is implemented by the Downtown Commercial zone.~~

- Public and Private Facilities: The purpose of the Public and Private Facilities ~~District~~classification is to identify and retain public and private lands primarily utilized for parks, recreation, schools, ~~medical facilities (e.g. hospitals, clinics, medical districts etc.), non-profit service uses and organizations,~~ utilities, government buildings, and other administrative or institutional uses. In some locations, housing may also be an appropriate use. Master plans would be encouraged to determine the type and extent of these primary uses as well as compatible accessory uses. Development regulations include a process to reclassify smaller properties to the zone most prevalent immediately

surrounding the site subject to the provision of information by the institution about the need to convert to a different use.

- Special Study Area – Bastyr University: The City has designated the St. Thomas Seminary property, owned by Bastyr University as a Special Study Area recognizing the Bastyr University Master Plan approved in December 2009 that will guide the development of the property. The land use designation for the Campus is Public and Private Facilities and development activities on the Campus will be limited to activities and levels of use as specified in the approved Master Plan and implementing zone of Public and Semi-Public.

  The Bastyr University Campus Master Plan is adopted for the approximately 50-acre property in the City and is illustrated in **Figure LU-3A**. The Bastyr University Master Plan and the applied zoning provide for a coordinated multi-use higher education center meeting the vision of the University and the City to support diverse and continuing education opportunities, strengthen the City's economic base, and protect natural features. **Figure LU-3A** is considered a conceptual graphic, and minor modifications (KMC 19.23.050.A) to site development consistent with City master plan and zoning regulations are considered consistent with the Comprehensive Plan. The City's long term interest in the property is to have continued use of the site by Bastyr University or a similar institution with public access/use maintained through the use of a purchase of development rights, out-right purchase of portions of the property, off-site density transfers or joint use agreements.

- Special Study Area – Plywood Supply: The City has designated the Plywood Supply property south of NE 175th Street as a Special Study Area while the City works with property owners to complete a master plan that will guide the development of the property. In order to allow the master planning process to proceed, the property will retain its underlying RB designation for comprehensive planning purposes while development of that master plan is proceeding.

Special Study Areas—Lakepointe and Glacier Northwest. Although these are two independent special study areas, given their close proximity and shared waterfront location they should be planned and developed in a consistent and compatible manner.

- Lakepointe—~~Mixed Use Master Plan~~: The City has designated Lakepointe as a Special Study Area recognizing its significant size and waterfront location on both the Sammamish River and Lake Washington. A ~~site development permit and Master Plan are approved for the Lakepointe site~~cohesive development plan should be prepared for the site to guide development of the property ~~specifying permitted uses and development~~ consistent with the following goals: ~~Property-Specific (P suffix) Development Standards. Northshore Comprehensive Plan Policies K-11 and K-12, adopted in Exhibit "C"~~

~~to Ordinance 98-0027 that was reaffirmed in Ordinance 03-0177, continue to be in effect for this property.~~

1. Develop a mixed-use pedestrian-oriented urban village, providing some affordable housing;
2. Apply design standards consistent with expectations for Kenmore's downtown;
3. Minimize surface parking;
4. Provide substantial public access to, and use of, the Lake Washington and Sammamish River waterfronts, including a community open space for use by the general public;
5. Provide easily accessible public viewpoints, and protect view corridors to Lake Washington;
6. Provide pedestrian and bicycle linkages to the downtown core, nearby parks and the Burke-Gilman Trail;
7. Recognize and support the site's unique role in the regional transportation network, including connections to bus rapid transit along SR-522, the Kenmore Air Harbor, and a potential Lake Washington passenger ferry;
8. Provide a strong transportation demand management program that facilitates transit use;
9. Create an environmentally-sensitive and sustainable development, including reduced car infrastructure, low impact development, protection of water quality and critical areas, mitigation for impacts to the shoreline edge through shoreline restoration and riparian vegetation enhancement, and enhancement of fish and wildlife habitat.

- Glacier Northwest: The City has designated the Glacier Northwest property as a Special Study Area recognizing its size and waterfront location on Lake Washington. A cohesive development plan should be prepared for the site to guide redevelopment of the property consistent with the following goals:

1. Develop a mixed-use pedestrian-oriented area, providing some affordable housing;
2. Apply design standards consistent with expectations for Kenmore's downtown;
3. Minimize surface parking;
4. Provide public access to, and use of, the Lake Washington waterfront, including a community open space for use by the general public;
5. Provide easily accessible public viewpoints, and protect view corridors to Lake Washington;
6. Provide pedestrian and bicycle linkages to the downtown core, nearby parks and the Burke-Gilman Trail;
7. Recognize and support the site's unique role in the regional transportation network, including connections to bus rapid transit along SR-522, the Kenmore Air Harbor, and a potential Lake Washington passenger ferry;

8. Provide a strong transportation demand management program that facilitates transit use; and
9. Create an environmentally-sensitive and sustainable development, including reduced car infrastructure, low impact development, protection of water quality and critical areas, mitigation for impacts to the shoreline edge, and enhancement of fish and wildlife habitat.

Policy LU-2.1.3 ~~Multi-family~~High density residential classifications should be applied as follows:

a. Primarily located in or near the Downtown area and in the area of transit-oriented development near the Metro/Sound Transit Park and Ride~~in mixed-use developments and in neighboring areas already containing multi-family uses~~;

b. In or next to Regional, Community, or Neighborhood Business Centers; and,

c. Where ~~E~~existing or planned transportation capacity should be adequate to accommodate projected travel demand.

Policy LU-2.1.4 Commercial classifications should be:

a. Located along Principal or Minor arterials or on collector streets that intersect with arterials within 1/2 mile. Existing or planned transportation capacity should be adequate to accommodate projected travel demand;

b. Located to provide convenient shopping or other services for nearby neighborhoods;

c. Encouraged near trails to provide opportunities for small-scale pedestrian-oriented development serving passers-by.

d. Strategically located to maximize the potential success of the hierarchy of commercial classifications. The priority area for commercial development should be the Downtown;

e. Sized appropriately to accommodate sufficient land to accommodate community business and services needs;

f. Located in areas with current or planned pedestrian access; and

g. Commercial designations should be expanded only when it can be demonstrated that conditions have changed since the original commercial classification boundaries were determined, and there is a demonstrated community need.

Policy LU-2.1.5 Consider proposed Comprehensive Plan Amendments each calendar year concurrently so that the cumulative effect of the proposals can be determined. The City may consider some amendments outside of the normal review cycle such as amendments to the Capital Facilities Element, Shoreline Master Program, adoption of a subarea plan, emergency amendments, or others as authorized in the Growth Management Act. All proposed Comprehensive Plan Amendments should include the following elements:

a. A detailed statement of what is proposed to be changed and why;

b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;

c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;

d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;

e. A statement of how the amendment complies with the Kenmore Vision Statement;

f. A statement of how functional plans and capital improvement programs support the change; and

g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

Policy LU-2.1.6 Ensure proposed Comprehensive Plan policy amendments ~~are accompanied by any~~result in changes to development regulations, modifications to capital improvement programs, and revised subarea, neighborhood, and functional plans ~~required for implementation so that regulations will be consistent~~as necessary to ensure consistency ~~with~~between the Plan and the implementing regulatory and budgetary frameworks.

OBJECTIVE 2.2 Prepare clear development regulations consistent with the Comprehensive Plan.

Policy LU-2.2.1 Prepare zoning maps, classifications, and development standards that are consistent with the Comprehensive Plan and functional plans.

Policy LU-2.2.2 To provide flexibility as times and development conditions change, address possible amendments to the P-suffix and special district overlay requirements through the development agreement process. If development standards are modified or eliminated, offsetting public benefits must be provided.

Policy LU-2.2.3 Kenmore's regulation of land use should:

a. Protect public health, safety, and general welfare;

b. Protect environmentally-sensitive areas, including wetlands, groundwater, streams, Lake Washington, the Sammamish River and Puget Sound.

c. Support tree preservation, whenever possible.

~~b~~d. Implement and be consistent with the Comprehensive Plan and other adopted land use goals, policies, and plans;

~~c~~e. Be expeditious, predictable, clear, straightforward, and internally consistent;

~~d~~f. Treat all members of the public equally and base regulatory decisions wholly on the applicable criteria and code requirements; ~~and,~~

g. Provide clear direction for resolution of regulatory conflict;

~~e~~h. Be enforceable, efficiently administered, and provide appropriate incentives and penalties;

~~f~~i. Be consistently and effectively enforced;

~~g~~j. Create public and private benefits worth their cost;

~~h~~k. Be coordinated with timely provision of necessary public facilities and services;

~~i~~l. Be coordinated with special purpose districts and other public agencies to promote compatible development standards in Kenmore;

~~j~~m. Be responsive, understandable, and accessible to the public;

~~k~~n. Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;

~~l~~o. Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association and economic competition, except when essential to protect public health, safety and welfare (and then the restriction should be no broader than necessary); and

~~m~~p. Provide for relief from regulations when they would deprive a property of reasonable use, and when such relief would neither endanger public health and safety nor conflict with adopted use policies.

OBJECTIVE 2.3 **Establish a system of densities and development standards that allows for efficient infrastructure and service delivery while protecting environmental**

resources, and ~~acknowledging neighborhood character~~ensuring compatibility between different building types.

Policy LU-2.3.1 Through future planning efforts over the next twenty years, seek to achieve ~~an average zoning density of at least seven homes per acre in the City through~~ a mix of residential densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown and in the transit-oriented development area near the Metro/Sound Transit Park and Ride. Medium density classifications should be applied within a walkable and/or bikeable distance to transit and services. Lower density classifications, generally no less than four dwelling units per acre, should be applied to established single-family neighborhoods without easy access to transit and services. A lower density zone may be used to recognize significant environmentally sensitive areas.

Policy LU-2.3.2 When considering density increases or reduced lot sizes, use tools such as building size and form regulations and design standards to address issues of neighborhood compatibility.

Policy LU-2.3.~~2~~3 Apply minimum density requirements to residential and mixed-use zones of twelve or more homes per acre when consistent with the vision for a given zone.

Policy LU-2.3.4 In the Downtown Commercial classification, adopt a minimum floor area ratio (FAR) to promote multi-story development.

Policy LU-2.3.~~3~~5 Review Uniform Building codes and make amendments to remove barriers to achieving desired densities, such as increased stories of wood frame construction.

Policy LU-2.3.~~4~~6 Use regulations, incentives, open space acquisition, or, where these measures are not adequate, use low density zoning to protect floodplains, riparian corridors, high value wetlands, and unstable slopes from degradation, and to encourage linking these environmental features into a network of open space, fish and wildlife habitat. In sensitive areas, some density may be transferred onsite to less constrained areas, or density may be transferred off-site to specified receiving areas, such as the Downtown.

Policy LU-2.3.~~5~~7 In some areas, use~~Through~~ density incentives~~,~~ to encourage development ~~to~~of ~~innovative low-cost~~affordable housing, or significant open space, public parks and public trails. Where provided, encourage public parks and public trails to be part of a network consistent with the Parks, Recreation, and Open Space Element goals, objectives, and policies. Additionally, in the Downtown, density incentives or other incentives should be provided for shared and structured parking, or consolidation of lots. Consider performance-based measures to achieve this policy. Ensure benefits, for example~~,~~ significant open space, are in proximity to the development site.

Policy LU-2.3.8 In parts of Downtown near transit, in the high-density residential classification near the Metro/Sound Transit Park and Ride, and in the Urban Corridor

classification east of 73rd Avenue NE, require inclusion of affordable housing in new residential or mixed use development.

OBJECTIVE 2.4 Coordinate land use, road, and utility planning.

Policy LU-2.4.1 Establish priority areas for public facility and service improvements, especially for transportation. These priority areas should be located where public facility and service improvements would most effectively advance the City of Kenmore's growth and development as a Candidate Countywide Growth Center~~,~~ or the City's goals for economic development, ~~Downtown revitalization~~neighborhood improvement, environmental protection, energy efficiency, or affordable housing ~~objectives~~. Priority areas will shift over time as improvements are installed and adopted service level standards are attained.

Policy LU-2.4.2 Implement an annual monitoring program to assess land use development trends, and service and infrastructure provision. If service deficiencies, such as city, county and state roads, public water supply and wastewater treatment, or communication infrastructure are identified, the City of Kenmore and the affected service providers should adopt Capital Improvement Programs to remedy identified deficiencies in a timely fashion, or the City of Kenmore should reassess the land use plan. In particular, the City should continue to promote reliability improvements for electric services in Kenmore.

Policy LU-2.4.3 Work with communication providers to ensure that broadband service at suitable speeds is available throughout the city.

Policy LU-2.4.~~3~~4 Ensure that infrastructure and facilities are sized appropriately to community needs and are located with attention to the desired neighborhood character.

Policy LU-2.4.~~4~~5 Consider the effects of improved or new infrastructure such as roads and utilities as potential barriers between neighborhoods or as stimulators of development.

Policy LU-2.4.~~5~~6 Through zoning and subdivision regulations, require that residential developments, including mobile home parks, whether new developments or substantial redevelopments, provide the following improvements:

a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;

b. Adequate parking consistent with local transit service levels;

c. Street lighting and street trees;

d. Underground utilities;

e. Stormwater control;

f. Public water supply;

g. Public sewers.

Policy LU-2.4.~~6~~7 Provide water, sewer, surface water, transportation, and recreational facilities at the time of development.

OBJECTIVE 2.5 **Encourage development on properties with existing or planned public services and utilities.**

Policy LU-2.5.1 Encourage innovative, quality development and redevelopment through a variety of regulatory, incentive, and program strategies. Possible approaches include:

a. Special development standards for infill or redevelopment sites;

b. Assembly and resale of sites to providers of affordable housing or mixed-use developments;

c. Impact mitigation fee structures that favor infill or redevelopment;

d. Expedited permit processes;

e. Greater regulatory flexibility; and

f. Reduced permit fees and/or delayed fees.

OBJECTIVE 2.6 **Require adequate transitions between land uses of differing intensities and between development and environmentally sensitive areas.**

Policy LU-2.6.1 Review and amend zoning and subdivision regulations to ensure adequate setbacks, landscaping, and buffering are required where land use conflicts may occur.

Policy LU-2.6.2 Ensure critical area regulations provide sufficient buffer widths consistent with the quality and class of the environmentally sensitive area.

Policy LU-2.6.3 Locate zoning districts and prepare development regulations that result in gradual transitions between different building intensities.

OBJECTIVE 2.7 **Participate in joint planning of services and utilities with special districts, private service providers, neighboring municipalities, King County and Snohomish County, and the State of Washington.**

Policy LU-2.7.1 Plan in partnership with special districts, private service providers, neighboring municipalities, King and Snohomish Counties, and the State of Washington. The City should strive to balance the differing needs identified by planning partners at various geographic levels, and ensure that planning partners honor Kenmore's needs.

Policy LU-2.7.2 Prepare functional plans to identify City facility and service needs and define ways to fund these needs consistent with the land use plans and service and finance

strategy. Independent special districts and other public agencies should also prepare functional plans which should be considered by Kenmore. The capital facility plans and capital improvement programs prepared by all other agencies which provide services to Kenmore should be consistent with the Kenmore Comprehensive Plan.

GOAL 3. SUPPORT DEVELOPMENT OF KENMORE'S DOWNTOWN AS A KING COUNTY COUNTYWIDE GROWTH CENTER.

OBJECTIVE 3.1 Take action to support Downtown Kenmore's candidacy as a King County Countywide Growth Center--a place to equitably concentrate jobs, housing, shopping, and recreational opportunities.

Policy LU-3.1.1 Ensure that the combination of jobs and population in the Downtown meets County standards (eventual goal of 30 activity units per acre).

Policy LU-3.1.2 Continue plans for a mix of uses, providing housing and employment at densities that support high-capacity transit.

Policy LU-3.1.3 Apply a minimum floor area ratio for new commercial buildings in the Downtown Commercial classification.

Policy LU-3.1.4 Continue to demonstrate that Downtown is a priority for growth and investment.

Policy LU-3.1.5 Continue to use design standards to ensure a pedestrian-friendly and attractive Downtown.

Policy LU-3.1.6 Plan for a variety of housing types including affordable housing.

Policy LU-3.1.7 Try to retain existing residents and businesses in the community as growth is planned

Policy LU-3.1.8 Continue to support existing recreational opportunities Downtown such as the Town Square and skate park, as well as future opportunities in the Special Study Areas at Lakepointe and Plywood Supply.

Policy LU-3.1.9 Support multi-modal transportation, including bicycling, walking, transit, and a passenger ferry.

GOAL ~~3~~4. IDENTIFY, PRESERVE, AND ENHANCE THE CULTURAL RESOURCES OF KENMORE.

OBJECTIVE ~~3~~4.1 Promote and support visual, literary, and cultural arts and activities in the community.

Policy LU-~~3~~4.1.1 Encourage King County to continue to provide arts and culturally-based services to the City of Kenmore through its existing programs, and to provide technical assistance for locally-generated programs.

Policy LU-~~3~~4.1.2 Encourage shared, multipurpose use of regional and community facilities for cultural activities to maximize their efficient use and to expand public access to cultural opportunities.

Policy LU-~~3~~4.1.3 Develop a public art program that provides art in public facilities, projects and places to enhance community character and quality of life. Priority locations should include Downtown, government facilities, and municipal parks. Maintenance and conservation should be considerations in the development and management of public art.

OBJECTIVE ~~3~~4.2 Promote the preservation of significant historic and archaeological sites and structures.

Policy LU-~~3~~4.2.1 Establish a partnership between Kenmore, King County, the Kenmore Heritage Society and citizen volunteers in order to ~~comprehensively inventory historic and archaeological resources~~pursue historic inventories and studies to promote landmark designation. Use the inventory to guide decision-making in resource planning, environmental review, and resource management.

Policy LU-~~3~~4.2.2 Encourage land uses and development that retain and enhance significant historic and archaeological resources and sustain historic community character.

Policy LU-~~3~~4.2.3 Coordinate with ~~Native American~~the Tribes, the King County Historic Preservation Officer, and the State Office of Archaeology and Historic Preservation, as appropriate, to review public and private projects to protect and enhance historic and archaeological resources.

Policy LU-~~3~~4.2.4 Seek funding from King County, the State of Washington, or other agencies to acquire and preserve significant historic resources for use by City and other public agencies.

OBJECTIVE ~~3~~4.3 Encourage local activities which promote the community's history.

Policy LU-~~3~~4.3.1 Support the efforts of the Kenmore Heritage Society to document Kenmore's history, and provide educational materials and resources to all ages.

Policy LU-~~3~~4.3.2 Work in partnership with the Kenmore Heritage Society, other agencies and special districts to identify places or facilities where a museum or display of historic artifacts and information can be accomplished.

Policy LU-~~3~~4.3.3 When dedicating new civic facilities, consider naming them in honor of historical events or persons of significance to the community.

Policy LU-4.3.4 Acknowledge that growth and development in Kenmore occurs on the ancestral lands of the Coast Salish peoples.

IMPLEMENTATION STRATEGIES

The Land Use policies would require new, continuing or increased commitments of City resources to prepare new regulations, review/amend existing regulations, create educational or incentive programs, or coordinate with adjacent jurisdictions.

New programs, rules, or regulations would be needed to address:

- ~~An annual monitoring program for assessing development trends, services and infrastructure~~
- Historic resource preservation funding
- Public arts programs
- Partnerships with historic groups and agencies.
- Standards and locational requirements for small-scale commercial enterprises and services closer to home for neighborhood residents in low and medium density residential classifications.
- Minimum floor area ratio (FAR) for commercial development in the Downtown Commercial classification.
- Transit-oriented development density increases and revised standards in the area near the Metro/Sound Transit Park and Ride.

A review of existing programs, rules and regulations would be needed to ensure they meet the policies. Types of regulations and rules that should be reviewed include:

- Appropriate p~~P~~ermitted uses in ~~single-family~~low and medium density residential ~~zones~~districts outside of environmentally sensitive areas
- Permitted uses in commercial zones
- Downtown densities in conformance with Countywide Growth Center criteria
- Development standards addressing neighborhood ~~character and~~ compatibility with surrounding development
- ~~Zoning categories – consistency with Comprehensive Plan~~
- Density bonuses, density transfers, and minimum density regulations
- Uniform Building Code review
- Infill development standards or incentives
- Permit procedures and fees.

Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions or participate in regional programs, including:

- The King County Urban Growth Capacity Study
- Coordination with special districts and County regarding services

- Support of County historic resources programs
- Coordination with County/State agencies regarding historic/cultural resources during development review.

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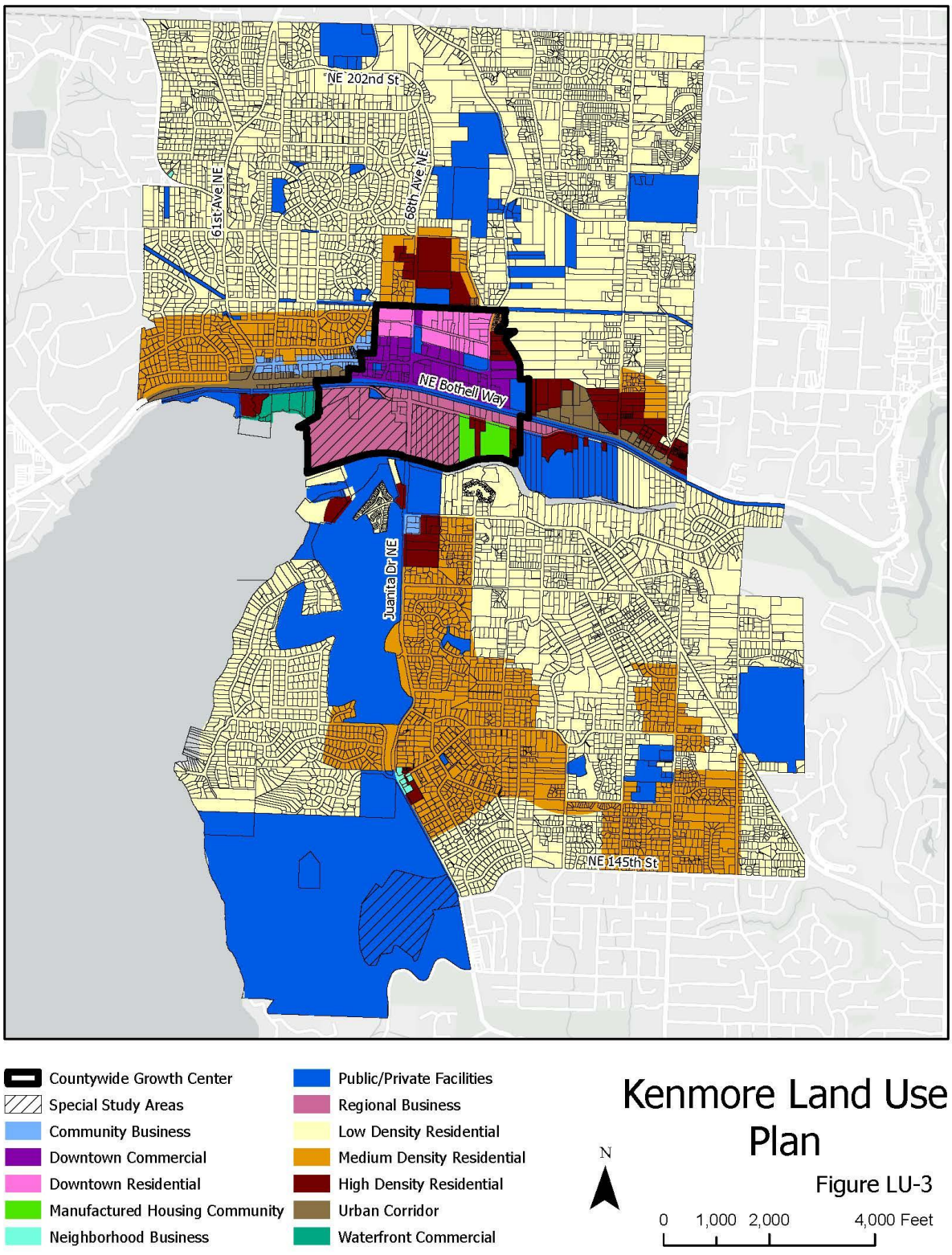

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IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

Bastyr University Master Plan

Figure LU-3A Not to Scale December 2009

~~Text~~ = deleted text
Text = new text

HOUSING ELEMENT AMENDMENTS

INTRODUCTION AND BACKGROUND

Purpose

This Housing Element is intended to ~~promote and maintain residential neighborhoods, ensure~~plan for a range of densities and housing types for all needs and incomes~~, address special needs housing, and protect the quality of the residential environment~~through preserving, improving, and expanding housing stock. City housing policy should be financially sustainable—supportive of strong neighborhoods with efficient service provision. Consistent with the Natural Environment Sub-Element of this Plan, new housing should be located to protect the natural environment, including wetlands, streams, and fish and wildlife habitats of importance.~~When the community was first incorporated, community visioning efforts showed some trends in housing preferences, including a preference for adding single-family dwellings at about the same lot size as surrounding lots, and acceptance of accessory dwelling units. Also indicated was a desire to control the location of attached housing by placing it in Central Kenmore, and not dispersing small-scale attached dwellings in neighborhoods.~~

Growth Management Act Requirements

The Growth Management Act (GMA) states that Comprehensive Plans are to ~~encourage the availability of~~plan for and accommodate housing affordable~~affordable housing~~ to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. Housing elements are to ~~make~~include an inventory and analysis of existing and projected housing needs, including units for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.~~;~~ The Housing element should include a statement of goals, policies, ~~and~~ objectives, and mandatory provisions for the preservation, improvement, and development of housing, including moderate-density housing options such as duplexes, triplexes, and townhomes. Housing elements must~~;~~ identify sufficient land capacity for housing~~, including low-income, special needs, and multiple housing types; and make adequate provision for existing and projected housing needs of all economic segments of the community.~~ and consider housing location in relation to employment location. Housing elements also must identify policies, regulations, and implementation measures that do not result in racially disparate impacts, displacement and exclusion in housing.

Countywide Planning Policies

The "overarching" housing goal of the new Countywide Planning Policies (CPPs) is to "provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County." The CPPs direct each jurisdiction to update its comprehensive plan for:

- Preserving, improving, and expanding its housing stock.
- Promoting fair and equitable access to housing for all people.
- Taking actions that eliminate race-, place-, ability-, and income-based housing disparities.

The CPPs ~~identified~~identify the countywide housing needs of ~~moderate-~~, low-, ~~and~~ very low-, and extremely low-income households, which are equal to ~~16~~19 percent, ~~12~~15 percent and ~~12~~15 percent, respectively, of all ~~housing~~County households. The CPPs also state that each city ~~shall~~should address the housing needs of all economic segments and strive to provide housing affordability to accommodate a proportionate amount of the countywide needs.

The county-wide population growth forecast has been established by the Washington State Office of Financial Management (OFM), as required by the GMA. ~~Each~~In the CPPs, each jurisdiction in King County agreed to a housing target (population allocations converted into households) for the years ~~2006-2031~~2019-2044~~, in Countywide Planning Policies (CPPs)~~. ~~The household~~Kenmore's housing growth target ~~for Kenmore~~ is ~~3,500~~3,070 housing units. The city is committed to ensuring ~~there is~~Kenmore has capacity in the Comprehensive Plan and implementing regulations to meet this target. Actual growth would occur based upon market forces.

~~Beyond ensuring capacity for growth and support for affordable housing, the CPPs focus local government housing elements toward other objectives, such as:~~

- ~~New housing accessible to employment, shopping, and transit.~~
- ~~Neighborhoods that promote healthy human activity.~~
- ~~Fair housing.~~
- ~~Regional collaboration on inter-jurisdictional housing issues.~~

Affordable Housing Committee Recommendations

The Affordable Housing Committee of the Growth Management Planning Council serves as a regional advisory body, responsible for recommending action and assessing progress towards implementing the Regional Affordable Housing Task Force Action Plan for King County. This Plan was developed in 2018 to address the affordable housing crisis in King County.

The Plan states that, at its core, the housing crisis is driven by a supply and demand challenge that is two-fold. First, King County's population has grown faster than new homes have been built, Second, King County's population has not grown evenly across the income spectrum. In response to demand for housing by high-earner households, housing developers have focused new projects to serve the upper end of the market and many of what were once existing affordable units have increased in price beyond what many middle- and low-income working individuals and families can afford.

The Action Plan includes seven goals, with strategies to achieve the goals, and actions to implement the strategies. Goals include: Increase construction and preservation of affordable homes for households earning less than 50% area median income; prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations; preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness; and promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County

History of Discriminatory Land Use and Housing Practices

Like many communities, Kenmore has a documented history of discriminatory land use and housing practices, including the placement of racially discriminatory housing covenants over some local neighborhoods. These actions prevented people of color from living in parts of the City. Too, widespread zoning of areas exclusively for single-family housing has kept out those with lower incomes or those who can afford only rental housing. A new focus diversity, equity and inclusion is part of this Housing Element.

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

In particular, a new emphasis on "Missing Middle" housing types is one way to reverse this pattern of exclusion.

Displacement Risk

The Puget Sound Regional Council (PSRC) has developed a "displacement risk map" to identify areas in the region where current residents and businesses are at risk of displacement as growth occurs. A portion of Kenmore east of 68th Avenue NE is identified on this map as an area of moderate displacement risk. Housing Element policies address displacement and potential mitigations, particularly for lower-income residents and People of Color.

Relationship to the Natural Environment

The Natural Environment Element notes that natural systems have played an important part in defining the character of Kenmore. Historically, this area has made significant alterations to the natural environment as a result of development. Moving forward, protecting Lake Washington and the City's wetlands, streams, trees, and fish and wildlife habitat is crucial to integrating new housing compatibly into the natural environment. Addressing geologic hazards and flooding protects future residents from harm.

EXISTING CONDITIONS

The following discussion draws from the East King County Housing Analysis, produced for all member cities of A Regional Coalition for Housing (ARCH), and made a part of this Comprehensive Plan ~~update~~ as Appendix A.

Population and ~~Households~~Population Age

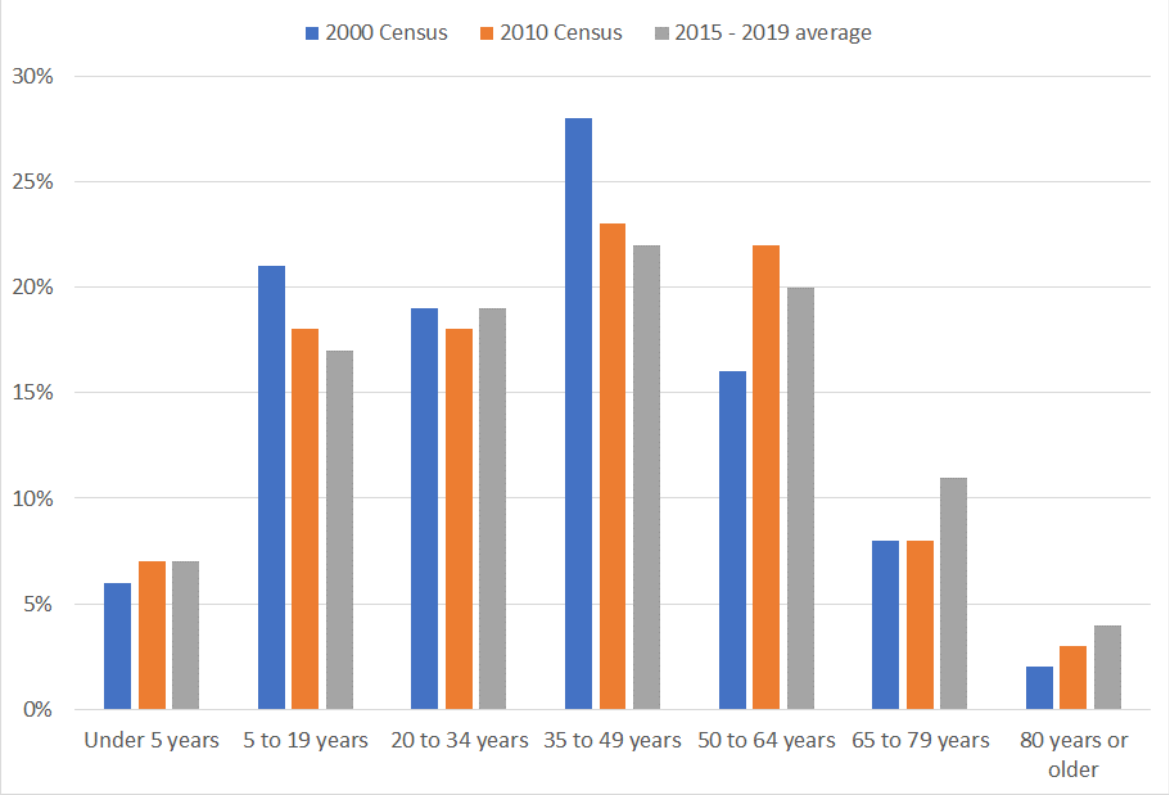
Kenmore's population grew ~~ten (10) percent in the 2000s, from 18,678 to 20,460~~an estimated 16 percent from 2010 to 2021. Excluding the small "Point Cities," (Hunts Point, Yarrow Point, Medina, Clyde Hill, Beaux Arts Village)Kenmore grew more slowly than any other ARCH community in that period.

Kenmore's population grew 11.9 percent between 2015 and 2021, from ~~18,678~~21,500 to ~~20,460~~24,050. People with disabilities comprise 9 percent of the population, just as county-wide.

Population declined~~, however,~~ among school-age children and adults 35 to 44 years old and rose for those 65 years and older (~~Housing Analysis, Exhibit D-1; and~~ Figure H-1, below). The city's proportion of senior citizens (65 years and older) is similar to countywide figures. As ~~in other cities~~predicted, the seniors' segment ~~has not~~ increased significantly ~~as of~~since 2010~~, but~~due to aging of the Baby Boomer~~s~~ generation ~~(age 55 – 65) will increase that figure over the next decade~~.

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

FIGURE H-1
POPULATION AGE, KENMORE



Source: 2010 Census and Washington State Office of Financial Management, April 1, 2021 Population Estimates.

People of Color comprise approximately 22 percent of the Kenmore population overall. The highest percentages of these groups (26 to 28 percent) appear in the youngest age categories, below 45 years old.

Households and Household Types

Kenmore ~~had roughly 700 (14 percent) more households in 2011 than in 2000, but the types of households remained virtually unchanged.~~averaged 8,858 total households from 2015 to 2019, 11 percent more than in 2010, but the composition of household types changed very little ~~(Housing Analysis, Exhibit B)~~. Compared to King County overall (Figures H-2 and H-3 below), t~~T~~he city has ~~a~~ greater percentages of married-couple families (~~56~~59 percent) ~~than King County overall (Figures H-2 and H-3, below), but is typical for east King County in that respect. ("East King County," or EKC, refers here to member cities of ARCH.)~~ and families with children (33 percent). The city also maintains a somewhat lower proportion of one- and two-person households (57 percent) than the rest of ~~east~~ King County (~~58~~64 percent~~; Housing Analysis, Exhibit C-2~~).

FIGURE H-2
KENMORE, 2015–2019

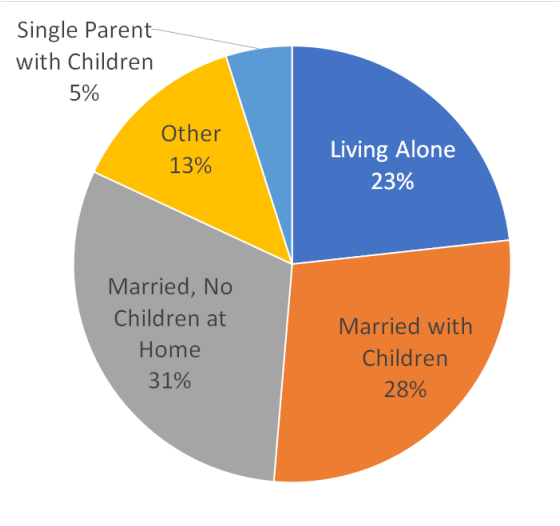
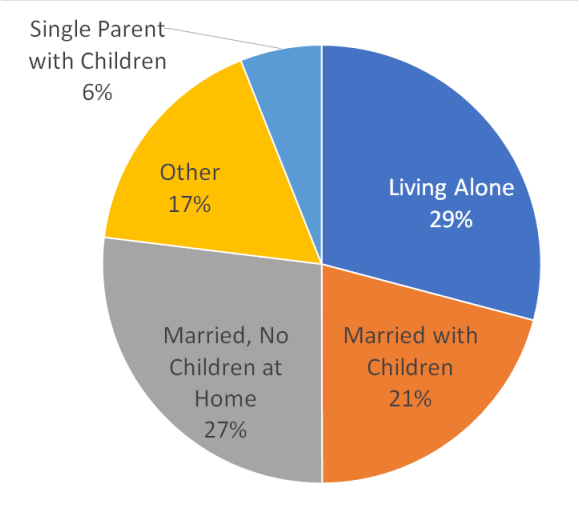


FIGURE H-3
KING COUNTY, 2015–2019



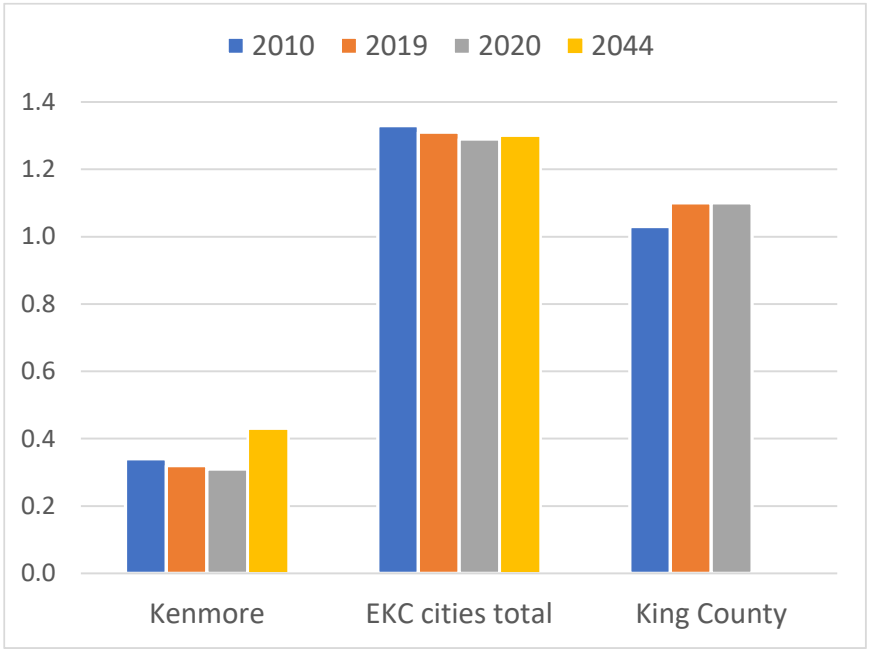
Source: ~~2010 Census~~American Community Survey (ACS) 2019 5-Year Estimates (U.S. Census Bureau)

~~Kenmore~~ Jobs and Wages

Employment can be an important contributor to housing demand within a community, both in terms of the amount and affordability of housing. ~~Although Kenmore's employment growth during the 1990s was relatively high (24 percent), this was mostly offset by lost jobs (26 percent) between 2000 and 2010.~~Kenmore lost 20 percent of its jobs from 2006 to 2018, to a total of 4,012. The city's employment target of 3,200 jobs (2019–2044) represents an 80 percent increase over total employment in 2018, which, if true, means that local job growth will be a larger factor in housing demand in the future than in the past.

The Jobs-Housing Ratio is a way to measure demand for housing from local employment relative to the local housing supply. ~~(~~A ratio less than 1.0 means less demand for housing from the local workforce than is available in the city~~)~~. As of ~~2006~~2019, the city's jobs-housing ratio ~~was just under 0.4~~had fallen to 0.3 and based on growth projections would increase to just over 0.4 by ~~2031~~2044 (see Figure H-4). This is much lower than the countywide ratio and the ratio of most other ARCH cities ~~in east King County.~~, suggesting. ~~This means~~ that ~~most Kenmore residents work in other cities, compared to other areas, and~~ the housing demand from existing jobs is relatively low.

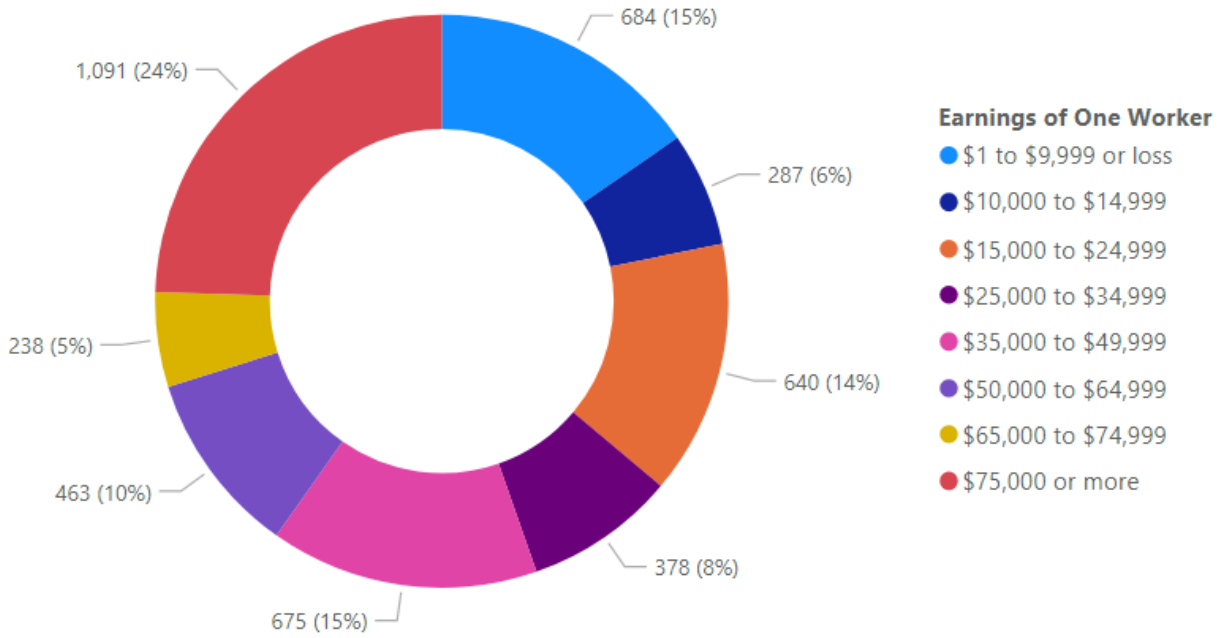
FIGURE H-4
JOBS-HOUSING RATIO



Source: A Regional Coalition for Housing (ARCH).

~~While the demand for housing from local employment is lower than other nearby communities~~Along with relatively low employment opportunities in the city, jobs in Kenmore tend ~~to pay less than jobs countywide in the same sector (Figure H-5, below), which implies a demand for relatively affordable housing from the local workforce~~toward the lower paying types; 60 percent pay less than $50,000 a year (Figure H-5, below).

FIGURE H-5
~~AVERAGE WAGES BY INDUSTRY SECTOR~~WAGES OF JOBS IN KENMORE



Source: ~~Puget Sound Regional Council~~ACS, 2015–2019 5-Year Estimates.

Household Incomes

Approximately ~~20~~22 percent of the households in Kenmore fall within the standards defined as extremely low- or very low-~~ or low~~ income (Table H-A). This is slightly lower than countywide figures, but higher than east King County ~~(Figure H-6)~~. The rental market is the primary source of housing for these populations.

Figure H-6 provides information on median household income by race/ethnicity.

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

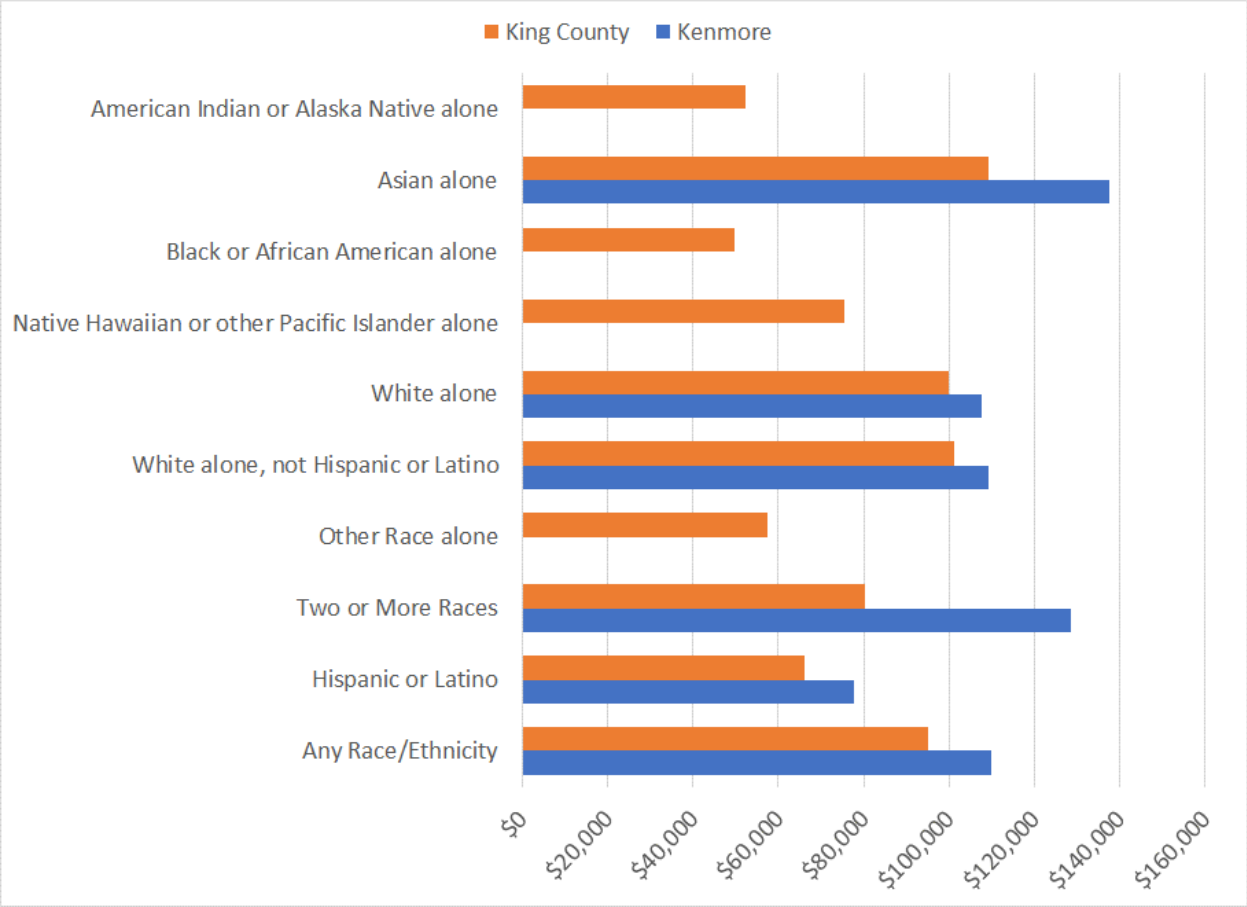
TABLE H-A
HOUSEHOLDS BY INCOME CATEGORY

HOUSEHOLD INCOME CATEGORY		PERCENT OF TOTAL HOUSEHOLDS			
		KENMORE		KING CO.	
		2006–2010	2014–2018	2006–2010	2014–2018
< 30% of median:	~~Very~~Extremely Low-Income	11%	12%	12%	9%
30% to 50% of median:	Very Low-Income	6%	10%	10%	9%
50% to 80% of median:	~~Moderate~~Low-Income	13%	11%	13%	10%
> 80% of median:	Middle- and Higher-Income	71%	68%	64%	72%
"Median" refers to the ~~(King County)~~ Area Median Income (King and Snohomish counties). Some totals exceed 100% due to rounding. ~~*"Kenmore Census Designated Place." The city was not incorporated until 1998, and the Kenmore CDP is a slightly different geographic area but the closest with available data. Income category breakouts not available for 1990.~~					

Source: ~~1990 and 2000 Census (U.S. Census Bureau) and 2006-2010~~Comprehensive Housing Affordability Strategy (CHAS) ~~(Comprehensive Housing Affordability Strategy;~~5-Year Estimates (U.S. Housing and Urban Development).

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

FIGURE H-6
MEDIAN HOUSEHOLD INCOME



Source: ACS 2019 5-Year Estimates (U.S. Census Bureau).

Northshore School District records show that ~~18~~13.5 percent of the students qualify, based on income, for free or reduced lunches at school (Northshore website). ~~Almost nine (9) percent of the students live in a household with an income below the poverty level (Housing Analysis, Exhibit G-3).~~

~~Number and Types of~~Existing Housing ~~Units~~

Housing Types

Kenmore added ~~12~~14 percent more housing units ~~during the 2000s~~since 2006—somewhat slower than ~~the growth of the 1990s, but in line with projections in the 2005 Comprehensive Plan. Kenmore also grew a bit more slowly than~~ King County and the rest of the Eastside. ~~(See Exhibits A and L-1 of the East King County Housing Analysis.)~~ The city's mix of housing types changed ~~very~~ little ~~during that time~~since 2000 (Table H-B, below).

TABLE H-B
NUMBER AND TYPE OF HOUSING UNITS, KENMORE

	2000		2010		2021	
TYPE OF HOUSING	**UNITS**	**% OF TOTAL**	**UNITS**	**% OF TOTAL**	**UNITS**	**% OF TOTAL**
Single-family Detached	5,235	70%	6,024	70%	6,625	69%
~~Multi~~2 or more-family	1,892	25%	2,254	26%	2,753	28%
Mobile Homes	361	5%	291	3%	287	3%
Total Units	7,488	100%	8,569	100%	9,665	100%

Source: U.S. Census Bureau, 2000 Census, and Washington State Office of Financial Management (OFM), ~~2014~~2021.

Compared to King County and most of east King County, Kenmore has a ~~relatively~~ low percentage (22 percent) of multi-family housing~~. Less than 30 percent of Kenmore's housing is multi-family~~ (Figure H-7, below~~; Housing Analysis, Exhibit L-1~~). ~~Approximately 25 percent of the multi-family units are condominiums.~~Seventy (70) percent of the city's residential capacity, however, is zoned for "medium high" and "high" densities, and if developed to capacity Kenmore will provide a variety of housing similar to that of other similarly-sized cities.

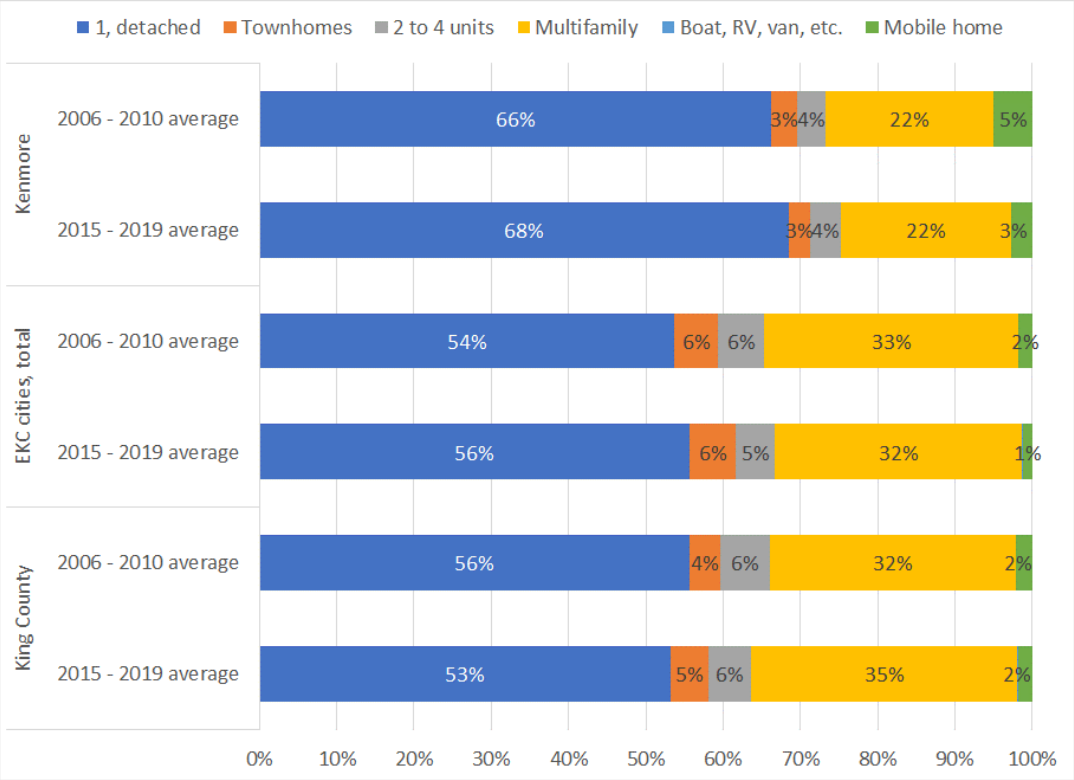
Of Kenmore's total city acreage, 78% is zoned exclusively for residential uses (all of the R zones and MHC). Of that acreage, the area zoned exclusively for single-family residential development comprised 95% of the total in 2021. New allowances for medium density housing will reduce this percentage and provide more opportunities for additional housing types in the City.

~~Approximately 350 multi-family units have been built or begun construction since 2006, about 25 percent of overall housing growth in this period (2014 Buildable Lands Report; not all reflected in Figure H-7). About 40 percent of these newer units are condominiums.~~

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

FIGURE H-7

HOUSING UNITS BY UNITS IN STRUCTURE



Source: ~~2000 Census and 2011~~2010 Census and 2019 American Community Survey, 5-Year Estimates (U.S. Census Bureau).

Kenmore is one of the few communities in east King County with any significant number of manufactured homes (close to 300; Washington State OFM). Most of Kenmore's manufactured homes are located in six parks with a small number located on individual lots. Units are primarily owner occupied, sited on rental pads. The manufactured housing communities are an important housing resource for many Kenmore residents. More than half of the households living in manufactured homes are low-income. Two of the manufactured housing communities are reserved for seniors. In many cases, manufactured housing communities provide the opportunity of unsubsidized home ownership to households that cannot afford to purchase other types of housing. Homes are in a wide range of physical condition, including some units that are getting past their useful life. Other concerns include long-term park maintenance and replacement of aging infrastructure. Overall availability of manufactured housing has been decreasing in King County as parks are redeveloped with other uses. Of concern is that ~~manufactured housing has offered a relatively affordable form of housing and~~ when parks are closed and replaced with more expensive housing, homeowners lose most of their investment. Future redevelopment of some of the mobile home parks to higher densities could provide additional housing units with affordability requirements.

~~Several multi-family housing projects are in the planning or construction stages. The largest proposed multi-family development is Lakepointe, which would provide 1,200 new housing units; the exact mix of owner-occupied and rental units in the project is yet to been determined.~~

~~Another project, which has been approved, is the first major residential redevelopment project in the Downtown district. Located on a former Metro park-and-ride site, the property will have up to 325 apartments within walking distance of shopping and transit. Pursuant to local zoning requirements, twenty-five (25) percent of the units will be affordable to moderate-income households. The first phase of 138 apartments started construction in 2014.~~

Kenmore has permitted more than 6031 accessory dwelling units as of 20112021, or about one for every 167 detached single-family homes – almost exactly the same as the average for all of east King County (Housing Analysis, Exhibit Q-1). (This compares to a rate of one for every 32 detached homes in Mercer Island, the city with the highest ratio of ADUs.). In 2020, the City amended its ADU regulations to encourage development of ADUs, including extinguishment of the owner occupancy requirement after the first six months of consecutive occupancy.

Age of Housing

Kenmore's housing stock is somewhat older than the rest of east King County, but a bit younger than that of King County overall. Fifteen (15) percent of all homes in the community are less than 10 years old (similar to the rest of east King County), and 45 percent have been built since 1980 compared to 55 percent for the rest of east King County (Housing Analysis, Exhibit O).

Kenmore's housing stock is similar in age to that of other ARCH communities and younger than that of King County overall. Eight (8) percent of all homes in the community were built since 2010 (similar to the rest of King County and the ARCH sphere). On the other hand, 25 percent of Kenmore's homes are more than 50 years old, compared to 37 percent across King County.

Housing Condition

One percent (1%) of Kenmore's housing units lack complete plumbing facilities, and one percent lack complete kitchen facilities. King County overall is similar in both respects.

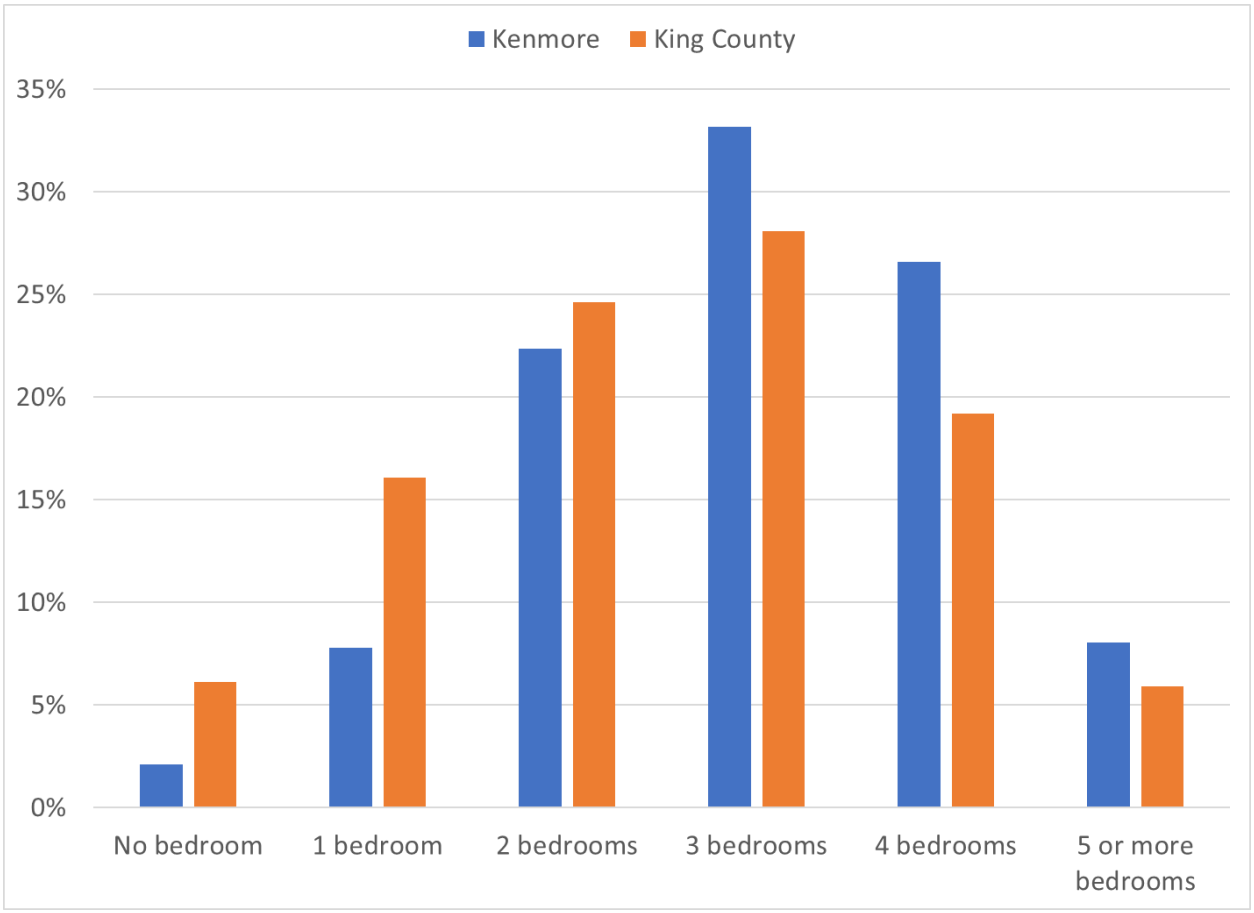
Bedrooms

Kenmore's housing stock is weighted toward homes with more bedrooms than King County in general (Figure H-8, below). This is true in both owner-occupied and renter-occupied housing. Compared to 2010, Kenmore has increased slightly the percentages of studio and four-bedroom units and lost about 140 one-bedroom units.

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

FIGURE H-8

HOUSING UNITS AND BEDROOMS



Source: ACS 2015 – 2019 5-Year Estimates.

~~Prices of~~ Market Rate Housing Prices

Homeownership

Kenmore has a homeownership rate of ~~74~~73 percent, which is ~~at the upper end of ownership rates~~among the highest for ARCH cities ~~in east King County~~, and greater than the countywide ~~average~~rate (57%). ~~Kenmore has also had a relatively significant increase in the rate of homeownership since the early 1990s, while most cities have seen homeownership rates stable or decreased in that period.~~Black, Indigenous, and other People of Color (BIPOC) householders are 19 percent of Kenmore's households and 18 percent of the homeowners. Asian householders (not Hispanic or Latino) are 13 percent of the total households and 14 percent of the homeowners. Other BIPOC householders are 6 percent of the total and 4 percent of Kenmore's homeowners.

The average home sale price in ~~the first quarter of 2014~~2020 in Kenmore was $~~413~~730,000 (~~Central Puget Sound Real Estate Research Committee~~Washington Center for Real Estate Research). ~~This is lower than the average prices in nearby communities and in King County overall ($474,000). On average, Kenmore's home prices fell 14 percent during the recent recession, less than east King County in general (21 percent); but as seen across most of the Eastside, prices have more than recovered.~~

Condominiums and townhomes, including both ground-oriented and non-ground-oriented owned dwelling units, provide ~~a~~ relatively affordable homeownership alternatives for Kenmore residents. The average sale price for condominiums in ~~early 2014~~2020 was $~~169~~371,000—similar to condo prices in Bothell and Woodinville, and low compared to the averages across east King County and King County overall (~~Central Puget Sound Real Estate Research Committee~~Washington State Real Estate Research Committee).

Rental Housing

Rental housing makes up about ~~25~~27 percent of housing supply in Kenmore, a significantly smaller portion of overall housing than in east King County ~~as a whole~~ and King County as a whole. ~~Average rents are slightly higher in the Kenmore/Bothell market than in the Shoreline market (Table H-C, below), but low compared to the rest of East King County and the county overall.~~The median gross rent (including utilities) in Kenmore in 2020 was the lowest among east King County cities except Beaux Arts Village, and 10 percent below the county-wide median (Table H-C).

TABLE H-C
~~AVERAGE~~MEDIAN GROSS RENTS, ~~2014 (SPRING)~~2015–2019 5-YEAR AVERAGES
~~PROPERTIES WITH 20 OR MORE APARTMENTS~~(2019 DOLLARS)

LOCATION	~~SIZE OF UNIT (~~BEDROOMS~~/BATHROOMS)~~ 0~~/1~~	~~1~~/1	2~~/1~~	3~~/2~~	AVERAGE All Units
Bothell~~/Kenmore~~	$1,472	$1,480	$1,724	$2,205	$1,719
Kenmore	$1,236	$1,287	$1,391	$2,071	$1,433
Shoreline~~/Lake Forest Park~~	$1,193	$1,362	$1,592	$1,925	$1,574
~~Eastside~~King County	$1,307	$1,420	$1,671	$2,030	$1,606

Source: ~~The Apartment Vacancy Report (Dupre+Scott Apartment Advisors)~~ACS 2015-2019 5-Year Estimates.

Rental vacancy data indicate that Kenmore has relatively few apartments available (~~Housing Analysis, Exhibit P-2;~~ Table H-D, below).

TABLE H-D
~~APARTMENT VACANCY RATES~~
~~PROPERTIES WITH 20 OR MORE APARTMENTS~~
RENTAL HOUSING VACANCIES

	PERCENT OF ALL RENTAL HOUSING UNITS	
	2006 – 2010 average	2015 – 2019 average
Kenmore, total	2,239	2,606
Renter-occupied	94.5%	93.0%
Vacant, for rent	3.7%	3.7%
Vacant, for seasonal, recreational, or occasional use*	1.0%	1.8%

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	PERCENT OF ALL RENTAL HOUSING UNITS	
	2006 – 2010 average	2015 – 2019 average
Rented, not occupied	0.7%	1.5%
Total vacant	5.5%	7.0%
King County, total	340,071	406,209
Renter-occupied	92.2%	93.5%
Vacant, for rent	4.4%	3.2%
Vacant, for seasonal, recreational, or occasional use	2.3%	2.2%
Rented, not occupied	1.1%	1.1%
Total vacant	7.8%	6.5%

* "Seasonal, recreational, or occasional use" may include units not available for rent.

Rental Housing for People Needing Supportive Services

Kenmore has a range of housing for people who need supportive services, particularly for the elderly and those individuals with physical disabilities. The housing includes adult family homes, assisted living facilities, boarding homes, group living, and nearby nursing homes.

An estimated ~~six (6)~~four (4) percent of the people in Kenmore are over the age of ~~75~~80 years~~ (Housing Analysis, Exhibit D-1)~~. Supplemental Security Income supports people with disabilities in ~~over 200 (3~~ about two percent~~)~~ of Kenmore households~~ (Housing Analysis, Exhibit K-1)~~.

Kenmore has ~~two~~one licensed assisted living ~~facilities~~facility (boarding home~~s~~) with ~~106~~100 beds and ~~21~~26 licensed adult family homes with ~~117~~150 beds~~ (Housing Analysis, Exhibit Q-2)~~. Adult family home residents include elderly people, individuals with limited mobility (use of wheelchair), developmental disabilities, mental illness, diabetes, terminal illnesses, brain injury, and those recovering from strokes. The number of persons living in supported living situations (i.e., group quarters) has increased ~~almost 50~~35% since ~~2000~~2010, a somewhat lower rate than the growth across east King County (44 percent)~~ (Housing Analysis, Exhibit K-2)~~. The closest nursing home to Kenmore is in Bothell. ~~The North Creek Health and Rehab Center (10909 NE 185th)~~Bothell Health Care (707 228th St. SW) nursing home has ~~112~~99 beds.

Income- and Price-Restricted Housing

Land Use and Tax Incentives

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The City of Kenmore has a number of voluntary incentive programs to support housing developers who commit to setting aside some of the homes in their properties to be affordable for income-eligible households. At this writing, one property (Spencer 68) does so, as a result of the city's purchase and resale of a disused Metro park-and-ride lot.

	Apartments
50% AMI	5
85% AMI	51
Market Rate	166

Spencer 68 Apartments benefits from an exemption from property taxation on their buildings (not the land) for 12 years—through 2029—and, in exchange, reserves 56 affordable units for the life of the property.

Affordable housing requirements and tax incentives are offered in the transit-oriented district around the current park-and-ride facility on SR-522, and density requirements are in place for the Downtown Commercial zoning district. Density incentives are provided in the Neighborhood Business (NB) zone and in most other zones through the Residential Density Incentives program.

~~Assisted Rental Housing~~*Public and other Funding Programs*

A variety of publicly assisted rental housing is available in Kenmore, including:

Name	Owner	Population Served	Units or Beds
Brookside Apartments	Sound Mental Health	Transitional	16
Copper Lantern	Low Income Housing Institute	Families	21
Green Leaf Apartments	King County Housing Authority	Families	27
Harbour Villa Apartments	King County Housing Authority	Seniors & Disabilities	5
Heron Landing	Downtown Action to Save Housing	Seniors	50
Heron Run	Kenmore Family Associates	Families	40
Northwood Apartments	King County Housing Authority	Seniors & Disabilities	34
Shadrach Apartments	Hopelink	Shelter	9

All of these income- and price-restricted housing units are located within a half mile of transit service.~~the Greenleaf family housing and Northwood senior housing operated by the King County Housing Authority (KCHA), Heron Run family and Heron Landing senior housing operated by DASH, Copper Lantern (rental and ownership housing) operated by LIHI and Shadrack family shelter operated by Hopelink.~~

In addition, the Housing Authority operates a voucher program (Housing Choice Vouchers) for the rental of privately held units. This federal program currently assists approximately ~~20~~122 Kenmore households with rental subsidies. ~~(~~Lower income tenants in the City of Kenmore may also apply for emergency funding from King County in the event they are faced with eviction due to nonpayment of rent. This assistance is available through the Multi-Service Center of Northeast King County.~~)~~

Housing for the Homeless

Although Kenmore-specific information is not available, the 2020 Point in Time Count of the homeless found that there were 204 sheltered homeless individuals and 56 unsheltered homeless individuals (living on the streets) in north King County, which includes Bothell, Kenmore, Lake Forest Park, Shoreline, and Woodinville.

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Three facilities in Kenmore provide or have recently provided temporary shelter. Mary's Place (18118 73rd Avenue NE) provides emergency family shelter. In 2018 and 2021, Camp Unity Eastside was located at Northlake Lutheran Church (6620 NE 185th Street) and provided shelter for about 40 men, women and couples without children. Hopelink's Kenmore Place shelter also provides temporary housing.

An application from the Episcopal Church of the Redeemer (6210 NE 181st Street) was received in December 2021 to host Camp Unity Eastside between June and October 2022.

The establishment of the King County Regional Homelessness Authority in 2021 should help refine information on the homeless population in Kenmore and begin to address homelessness county-wide.

HOUSING AFFORDABILITY

According to policies established by the U.S. Department of Housing and Urban Development, a household should spend no more than 30 percent of its income on housing, including utilities. If they pay more than that, they are considered "housing cost burdened." Table H-E shows incomes and affordable housing costs for various income levels.

TABLE H-E
AFFORDABLE HOUSING COSTS BASED ON KING COUNTY MEDIAN INCOME, ~~2014~~2021

	~~VERY~~EXTREMELY LOW-INCOME		VERY LOW-INCOME		~~MODERATE~~LOW-INCOME	
	30% of Area Median		50% of Area Median		80% of Area Median	
Household Size	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost
1	$24,297	$607	$40,495	$1,012	$64,792	$1,620
2	$27,768	$694	$46,280	$1,157	$74,048	$1,851
3	$31,239	$781	$52,065	$1,302	$83,304	$2,083
4	$34,710	$868	$57,850	$1,446	$92,560	$2,314
5	$37,487	$937	$62,478	$1,562	$99,965	$2,499

Source~~(income figures): U.S. Department of Housing and Urban Development~~: ARCH.

Using the federal affordability definition, ~~13~~12% of Kenmore's housing is affordable to extremely low- and very low-~~ and low-~~income households and ~~15~~12% to ~~moderate~~low-income households~~ (Housing Analysis, Exhibit M-2)~~. The amount of housing affordable to ~~low~~extremely low- and very low-income families is similar to Bothell and ~~slightly below~~ King County, but higher than ~~other cities in~~ east King County cities as a group (7%). The amount of housing affordable at the ~~moderate~~low-income level is again similar to Bothell, but higher than~~the rest of~~ east King County overall (8%)~~, but lower than Bothell~~ and lower than the ~~C~~countywide figure~~s~~ (16%). Table H-~~G~~F compares the housing affordability of Kenmore, east King County, and King County overall against countywide housing needs.

Most of Kenmore's housing affordable to lower incomes is rental housing. Thirty-~~five~~two (~~35~~32) percent of the rental units in Kenmore were affordable to extremely low- or very low-~~ and low-~~income families in ~~2014~~2018. This is ~~similar to~~greater than the countywide figure~~s~~ (24%)~~, but a~~and much higher ~~rate of affordability in rental housing~~ than other cities in east King County (13%).

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

About ~~seven~~nine percent (~~7~~9%) of the ~~single-family~~ owner-occupied housing units in Kenmore are affordable to families earning up to 80 percent of median income, and an additional ~~four~~eight percent (~~4~~8%) are affordable to families earning 80 to 100 percent of median income ~~(Housing Analysis, Exhibit M-2, and Table H-F, below)~~. These figures are similar to east King County (6% and 5%, respectively), but somewhat lower than King County (13% and 11%). Note that Kenmore has a relatively high percentage of homes affordable to low-income households, which may be partially attributable to the city's relatively high number of manufactured homes.

TABLE H-F
AFFORDABLE HOUSING AND COUNTYWIDE HOUSING NEEDS, ~~2010~~2018

HOUSEHOLD INCOME LEVEL		PCT OF TOTAL HOUSING UNITS AFFORDABLE~~AT INCOME LEVEL~~			COUNTYWIDE HOUSING NEED
		Kenmore	East King Co.	King County	
< 30% of median:	~~Very~~Extremely Low-Income	3%	3%	4%	15%
30% to 50% of median:	Very Low-Income	9%	4%	9%	15%
50% to 80% of median:	~~Moderate~~Low-Income	12%	8%	16%	19%
> 80% of median:	Middle- and Higher-Income	76%	85%	71%	51%

Source: ~~2006-2010~~ CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development), 2014-2018 5-year averages.
Note: Countywide Housing Need determined by 2021 Countywide Planning Policies.

Cost-Burdened Households

~~Despite the relative affordability of Kenmore, 38 percent of the city's households, and 42 percent of the renting households, are housing cost-burdened~~Overall, housing cost burden improved in Kenmore since 2010, from 38 percent to 28 percent of all households (comparable to all of East King County). For some segments of the community, however, cost burden worsened. Close to half (48 percent) of the renting households are housing cost-burdened, up from 42 percent ~~(Housing Analysis, Exhibit H-1)~~. ~~Both figures are similar to countywide figures, but high for east King County.~~This is high compared to other ARCH cities (35 percent) and King County as a whole (42 percent). ~~Moreover, of cities in east King County, Kenmore has the highest~~On the positive side, Kenmore's percentage of severely cost-burdened ~~households~~renters (paying more than half their incomes on housing) ~~at~~ has fallen from 21 percent to 17 percent.

Table H-G provides information on housing cost burden by race/ethnicity in Kenmore.

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TABLE H-G
HOUSING COST BURDEN AND RACE/ETHNICITY
KENMORE, 2018

Race/Ethnicity of Householder	All Households	Cost Burdened (Housing costs 30% to 49% of household income)	Severely Cost Burdened (Housing costs 50% or more of household income)
Hispanic or Latino, any race	5%	9%	8%
Not Hispanic or Latino	95%	91%	92%
American Indian or Alaska Native alone	0%	0%	1%
Asian alone	11%	14%	14%
Black or African-American alone	1%	8%	10%
White alone	81%	64%	62%
Other (including multiple races)	2%	4%	5%

Source: CHAS 2014–2018 5-year Estimates.

See Appendix ___ for more information about cost burdened households.

HOUSING TARGETS AND CAPACITY

The city's ~~2006-2031~~2019-2044 growth target established by the King County Countywide Planning Policies is ~~3,500~~3,070 ~~households~~housing units. ~~Subtracting actual development, the remaining growth target (2012-2031) is 2,980 households.~~ On an annualized basis, this means the city should expect and plan for ~~149~~123 additional units each year. The Kenmore Land Use Plan provides enough zoned capacity to exceed the ~~2031~~2044 ~~household~~housing target, as shown in Table H-~~G~~H. Mixed-use areas provide a very large percentage~~more than half~~ of the city's present capacity for new housing.

Within ½ mile of high-capacity transit, there is capacity for approximately 3,500 additional new housing units, including new development in the medium density residential classification. Existing housing units in that area total nearly 7,000 units.

TABLE H-~~G~~H
EXISTING HOUSING UNITS, AND 2021 CAPACITY~~, AND TARGETS~~, KENMORE

Housing Type	~~2012~~2018 Existing		Remaining Capacity		Total if Built to Capacity	
	Units	Pct	Units	Pct	Units	Pct
Single-family Dwellings	6,808	72%	418	11%	7,226	53%
Multi-family Dwellings, total	2,621	28%	3,717	89%	6,338	47%
In residential-only zones			184	5%		
In mixed-use zones			3,533	95%		
Total	9,429		4,135		13,564	

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Source: Washington State Office of Financial Management and ~~2014 Buildable Lands~~2021 Urban Growth Capacity Report (King County).

Affordable Housing Needs

Countywide Planning Policy (CPP) H-1 requires that, "All comprehensive plans … combine to address the countywide need for affordable housing … at a level that calibrates with the jurisdiction's identified affordability gap" for extremely low-, very low-, and low-income households." Table H-I shows the difference between the housing supply in 2019 and the expected need in 2044 at each income level. (See the Endnotes to this chapter for definitions of each column heading.)

The Washington Department of Commerce is developing detailed projections of housing need for each county, to be accompanied by guidance on sub-county allocations; therefore, it is possible that King County will revise the CPPs in response, which may indicate future revisions to Table H-I.

TABLE H-I
AFFORDABLE HOUSING NEEDS

	2019 Estimated Supply		2044 Apportioned Demand		2019 – 2044 Need
Kenmore	9,485		12,555		
0 – 30% AMI	278	3%	1,883	15%	1,605
31 – 50% AMI	1,074	11%	1,883	15%	810
51 – 80% AMI	1,324	14%	2,385	19%	1,061
Over 80% AMI	6,809	72%	6,403	51%	-406
East King County cities	222,378		314,032		
0 – 30% AMI	6,036	3%	47,105	15%	41,068
31 – 50% AMI	12,260	5%	47,105	15%	34,845
51 – 80% AMI	24,465	11%	59,666	19%	35,201
Over 80% AMI	179,617	81%	160,156	51%	-19,460

Sources: CHAS, OFM, ARCH.

Note that the CPPs encourage local governments and their comprehensive plans to work in collaboration with other jurisdictions and non-governmental agencies. "When taken together, all the comprehensive plans of King County jurisdictions must "plan for and accommodate" the existing and projected housing needs of the county (RCW 36.70A.020 and 36.70A.070)" (introduction to CPP Housing chapter). "All comprehensive plans in King County combine to address the countywide need for housing … at a level that … results in the combined comprehensive plans in King County meeting countywide need" (H-1). "(T)his section promotes cross-sectoral and interjurisdictional coordination … (to) meet the housing needs of households with extremely low, very low, and low incomes. … (C)ollective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation" (introduction to

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

CPPs H-6 and H-7). The CPPs encourage Kenmore and other cities not to think of affordable housing goals or issues as their's to solve alone. For example, Kenmore may be able to plan for more than 1,061 homes affordable to low-income households or support some extremely low-income housing created in other communities. The city of Kenmore belongs to ARCH to make these opportunities happen.

SUMMARY OF LOCAL HOUSING STRATEGIES

~~Since incorporation, t~~The city has taken action in several areas to address local housing needs. These include:

- ~~Updates to the Downtown area plan have increased opportunities for creating new housing in the Downtown. This has allowed the city to have sufficient capacity to meet its 2006–2013 housing growth targets.~~
- In 2003, ~~T~~the city rezoned ~~the old~~a former Park and Ride site on 68th Avenue NE to ~~allow housing~~enable a multifamily development, with a requirement that 25 percent of the units address local affordable housing needs. Spencer68 apartments opened in 2015, providing 56 affordable units, five for low-income households. ~~The first phase of development of this property began in 2014.~~ To help enhance affordability on the property, the city approved a twelve-year property tax exemption on residential improvements.
- The city ~~has~~ waived a portion of impact fees for a project that incorporated housing affordable to low-income households.
- The city has been an ongoing member of ARCH. Through the ARCH Trust Fund process, the city has regularly committed local funds for affordable housing projects in Kenmore and throughout the region, assisting ~~over 170~~with nearly 200 units affordable to lower-income households.
- Through participation in the countywide CDBG Consortium, ~~25~~ local homeowners ~~have~~ received Housing Repair loans ~~since 2005~~(9 applications in 2021).
- In 2015, the city adopted increased density allowances in the Transit Oriented Development District with requirements for including affordable housing in new development.
- ~~The city, in~~In 2017, the city approved a Housing Strategy Plan identifying potential strategies to address affordable housing needs and prioritizing them for future consideration.
- In 2019, the city:
  - rezoned some of the City's manufactured housing communities in order to preserve existing affordable housing in those communities.
  - amended zoning for portions of the Community Business zoning district, including incentives for development of affordable housing.
  - expanded the area eligible for a Multifamily Tax Exemption to the Transit-Oriented Development District.
- The City has adopted several residential renter protection regulations. In 2019, the city adopted an enhanced notice of rent increase. From March 20, 2021 through January 15, 2022, the city adopted a temporary moratorium on residential tenant evictions related to the Covid-19 pandemic. In June 2021, the City adopted four renter protections that remain in place through the Washington State and City of Kenmore declared emergency related to the Covid-19 pandemic:
  - Creates a defense to eviction for rental debt accrued due to pandemic-related hardship.
  - Creates a defense to eviction if a tenant has a rental assistance application in process.
  - Bans late fees for rent that became due during the pandemic.
  - Requires landlords to certify that they have attempted to obtain rental assistance before filing for eviction due to unpaid rent accrued during the pandemic.
- In 2022 the City also is considering adopting additional residential protections including:
  - Notice of rent increase required
  - Cap on late fees
  - Cap on move in fee

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- Right to Payment Plan
- Rental unit registration program
- Just cause eviction program
- Right to relocation assistance
- Criminal background checks prohibited
- Bars discrimination due to immigration status
- Bars requirement of social security number
- Bans abusive, deceptive, and unfair practices in rental housing
- Rent due date may be altered due to tenant's fixed income
- Landlord may not demand child or person with disability to be signatory to lease if tenant of record is already a signatory

- In 2021, the city:
  - created a reduced permit review process for projects containing affordable housing.
  - ~~The city adopted~~updated regulations to allow Accessory Dwelling Units, with over ~~30~~60 ADUs permitted to date.
- In 2022, the City Council authorized spending approximately 3 million dollars in federal American Rescue Plan Act (ARPA) funding for a project containing a minimum of 10% of dedicated affordable housing for those earning less than 30% AMI. The Council also authorized use of City surplus property for this development. It is anticipated that the development proposal will be submitted to the annual State and County funding pipeline in 2022.

GOALS, OBJECTIVES, AND POLICIES

RESIDENTIAL NEIGHBORHOODS ~~SUB-ELEMENT~~

GOAL H-1. PROMOTE AND MAINTAIN STRONG, DIVERSE, EQUITABLE, AND INCLUSIVE RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE H-1.1 Encourage repair and maintenance of existing housing.

Policy H-1.1.1 Encourage private reinvestment in residential neighborhoods and private rehabilitation of housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Policy H-1.1.2 Provide regular and appropriate levels of investment in transportation, pedestrian safety, surface water, and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans.

Policy H-1.1.3 In cooperation with King County, Puget Sound Energy, or other agencies, promote the use of weatherization programs in existing housing.

OBJECTIVE H-1.2 Support housing stability through tenant protections for renters.

Policy H-1.2.1 Implement tenant protections that increase housing stability such as notice of rent increase and just cause eviction for tenants on termed leases.

OBJECTIVE H-1.3 Prioritize and plan for the retention of existing residents when considering zoning changes or capital projects. In particular consider impacts on

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marginalized people, with a particular focus on Black, Indigenous, and People of Color communities.

Policy H-1.3.1 Support policies, practices, and programming that promote and retain diversity, and ensure equity and inclusion in Kenmore.

OBJECTIVE H-1.~~2~~4 Promote safe, physically accessible, well maintained, and well-designed residential environments with associated open spaces.

Policy H-1.~~2~~4.1 Encourage housing design and development that promotes public safety including "Crime Prevention through Environmental Design" components as described in the ~~Land Use~~Community Design Sub-~~-~~Element.

Policy H-1.~~2~~4.2 Ensure development regulations address accessible housing and transportation services. Residential structures as well as physical improvements, such as parking, streets, and sidewalks, should allow for mobility and accessibility by all residents, including the elderly and persons with disabilities, consistent with the Transportation Element. Promote awareness of Universal Design improvements that increase housing accessibility.

Policy H-1.4.3 Support well-maintained neighborhoods through an active code enforcement program.

Policy H-1.~~2~~4.~~3~~4 Prepare and implement development and design standards that ~~acknowledge neighborhood character and address compatibility with surrounding development~~further the community vision consistent with Land Use and Community Design Element goals and policies.

Policy H-1.~~2~~4.~~4~~5 Encourage energy and water efficiency in existing and new housing developments, as addressed in the Utilities Element.

Policy H-1.~~2~~4.~~5~~6 Ensure adequate setbacks, landscaping, and buffering are required between housing developments of significantly differing densities and between housing and commercial areas.

Policy H-1.~~2~~4.~~6~~7 Ensure critical area regulations ~~provide sufficient buffer widths consistent with the quality and class of the~~protect environmentally sensitive areas and that the regulations are fully implemented. Restrict intrusion into sensitive areas by nearby residents and visitors.

Policy H-1.~~2~~4.~~7~~8 Encourage cluster residential development along with open space~~, consistent with the Land Use Element~~ to protect and preserve environmentally-sensitive areas.

Policy H-1.~~2~~4.9 Plan for residential neighborhoods that promote the health and well-being of all residents by supporting active living and by reducing exposure to harmful ~~environments~~conditions.

GOAL H-2. PROVIDE HOUSING OPPORTUNITIES IN KENMORE FOR PEOPLE WITH SPECIAL NEEDS.

OBJECTIVE H-2.1 Provide opportunities for the development of short-term and permanent housing for people with special needs.

Policy H-2.1.1 Allow opportunities for assisted housing, for people with special needs, by:

a. Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with state and federal laws; and,

b. Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors. Encourage neighbors to similarly maintain those relationships.

Policy H-2.1.2 Ensure that group home providers have received appropriate licenses from federal or state agencies where appropriate.

Policy H-2.1.3 Support housing options and services that enable seniors to stay in their homes or neighborhoods.

OBJECTIVE H-2.2 **Support and promote community facilities and programs that are important to the safety, health, and social needs of ~~families~~residents~~, children and persons with special needs~~.**

Policy H-2.2.1 Increase coordination among providers of social, health, counseling, and other services to individuals, families, children, and persons with special needs including senior citizens, persons with physical or mental disabilities, persons with terminal illness, or other special needs.

Policy H-2.2.2 Work with transit and transportation providers to increase access between special needs housing and community facilities and programs in Kenmore or the Northshore area.

Policy H-2.2.3 Support the location of social, recreational, health, safety, and other services in Kenmore to serve people with special needs.

Policy H-2.2.4 Support efforts by providers of social, health, counseling, and other services to assist newly-arrived immigrant populations.

Policy H-2.2.~~4~~5 Support a range of housing options and services to help homeless persons and families ~~move to long-term financial independence~~stay sheltered.

Policy H-2.2.~~5~~6 Work with other jurisdictions, the Regional Homelessness Authority, and health and social service organizations to develop a coordinated, regional approach to homelessness.

RESIDENTIAL GROWTH

~~OBJECTIVE~~GOAL H-~~1.3~~3. PLAN APPROPRIATE LAND USE DESIGNATIONS AND ZONING CATEGORIES TO ACCOMMODATE PROJECTED HOUSEHOLD GROWTH.

~~Policy H-1.3.1~~

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OBJECTIVE H-3.1 Plan for an adequate supply of land to accommodate projected household growth~~, including but not limited to, affordable housing, multifamily housing, and special needs housing~~.

Policy H-~~1~~3.~~3~~1.~~2~~1 Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, such as single-family detached dwellings, ~~small houses on small lots~~size-limited houses on smaller lots, duplexes, triplexes, cottage housing, townhouses, apartments, accessory dwellings, manufactured homes, and other types. Consider neighborhood ~~character~~compatibility as well as housing needs and surrounding environmental conditions when applying zones, land use, and development standards.

Policy H-~~1~~3.~~3~~1.2 Take an incremental approach to expanding medium density housing opportunities in the City.

OBJECTIVE H-~~1.4~~3.2 Identify and support Kenmore's Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities consistent with its designation as a Countywide Growth Center.

Policy H-~~1.4~~3.2.1 Develop mixed-use, higher density districts in Downtown Kenmore, meeting community goals to develop community identity, provide vital business and service opportunities, concentrat~~ion of~~ higher density housing close to high-capacity transit, and provide multi-modal transportation services and connections to those services.

Policy H-~~1.4~~3.2.2 When higher densities are applied to residential and mixed use development in the Downtown, include requirements for the provision of affordable housing.

Policy H-~~1.4~~3.2.3 Offer density bonuses and density transfers, where appropriate, to achieve a compact, vital Downtown, as well as meet environmental and affordable housing goals.

Policy H-~~1.2.8~~3.2.4 Encourage property consolidation in the Downtown, through density bonuses or other incentives, to create mixed-use and multi-family developments that offer a range of site and community benefits such as private and public open spaces and plazas, structured parking, and other amenities.

Policy H-3.2.5 Address issues of diversity, equity and inclusion for historically-marginalized groups when developing Kenmore's Countywide Growth Center approaches.

Policy H-3.2.6 East of Downtown, in the area of transit-supportive development near the Park and Ride, require long-term low-cost housing as a condition of development.

HOUSING AFFORDABILITY ~~SUB-ELEMENT~~

GOAL H-~~3~~4. MAKE ADEQUATE PROVISIONS FOR A PROPORTIONATE AMOUNT OF THE EXISTING AND PROJECTED COUNTYWIDE NEED FOR HOUSING AT ALL INCOME LEVELS.

OBJECTIVE H-~~3~~4.1 Encourage retention of the existing housing stock in Kenmore as a source of affordable housing.

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Policy H-~~3~~4.1.1 Promote the use of housing rehabilitation assistance (from King County, for example) to lower-income homeowners and to landlords who rent to lower-income people.

Policy H-~~3~~4.1.2 Support the acquisition, rehabilitation, and preservation of existing affordable housing by agencies and organizations as an alternative to new construction.

Policy H-4.1.3 Allow existing legally created duplexes, triplexes, and other medium-density housing types in the low and medium density residential classifications to continue without "nonconformance" limitations related to density, setbacks, height, or lot size.

Policy H-~~3~~4.1.~~2~~4 ~~Consider measures~~Aspire to preserve and maintain existing manufactured housing communities.

Policy H-~~3~~4.1.~~3~~5 When displacement is unavoidable, ~~encourage~~determine who is most likely to be harmed and ensure that the brunt of the impact is not carried by the same communities in Kenmore. Support relocation assistance and development of replacement housing ~~to be developed~~, where feasible, to help very low- and low-income households. For mobile home parks in particular, consider a funding pool to assist low- and moderate-income residents in deteriorating and obsolete mobile homes to find alternative housing in the community, or help to establish preferences in nearby housing for persons giving up their homes.

OBJECTIVE H-~~3~~4.2 Adopt programs and regulations that support housing affordable to extremely low-, very low-, low-, and moderate-income households, comparable to the countywide need.[1]

Policy H-~~3~~4.2.1 Support efforts of private developers, both for-profit and not-for-profit, to preserve or develop affordable housing, including housing with on-site services, for extremely low-, very low-, low- and moderate-income families. Consider the following roles for the City's active participation:

a. Whenever possible, integrate affordable housing plans into proposals for development of publicly owned properties.

b. Play a partnership role with nonprofit housing project sponsors by supporting applications for CDBG, HOME, and other Federal, State, or local funding sources for the projects.

c. Enter into a long-term partnership with one or more nonprofit housing developers to identify sites and ~~decide on the timing of applications~~identify opportunities for public funding.

d. Actively support affordable housing projects by expediting the permitting process, reducing development fees, or similar measures.

e. Consider regulatory changes such as reducing parking requirements, updating building codes to promote innovative, low-cost development,

[1] See Countywide Planning Policies

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and expanding the Multifamily Tax Exemption (MFTE) program to support more affordable housing development.

Policy H-~~3~~4.2.2 Participate in A Regional Coalition for Housing (ARCH) to help develop and preserve affordable housing in the community and region. Maintain data demonstrating the impact in the City of Kenmore and communicate the results to the community for continued understanding and support.

Policy H-~~3~~4.2.3 Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for extremely~~very~~ low- to moderate-income households. Engage with community partners on how best to use these resources.

Policy H-~~3~~4.2.~~5~~4 Use local resources, as available, to leverage other public and private funding for the creation or preservation of affordable housing.

Policy H-~~3~~4.2.~~4~~5 Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to extremely low-~~and~~to moderate-income households.

Policy H-4.2.6 As part of any rezone that increases residential capacity, consider requiring that a portion of the new units be affordable to extremely low-, very low- or low-income households.

Policy H-4.2.7 Before implementing a new policy or regulation, consider how it will impact the cost to build a home.

Policy H-4.2.8 Focus on projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities.

Policy H-4.2.9 Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops

Policy H-~~3~~4.2.~~9~~10 Collaborate with other organizations or entities to evaluate ways to address transitional homeless housing or provide an additional housing type.

Policy H-~~3~~4.2.~~6~~11 Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

Policy H-~~3~~4.2.~~7~~12 Collaborate with other local governments directly and through membership associations (e.g., Puget Sound Regional Council) on regional housing strategies, especially related to providing extremely low- and very low-income housing.

Policy H-~~3~~4.2.~~8~~13 Support legislation and funding at the local, county, state, and federal levels that would promote the city's housing goals and policies.

OBJECTIVE H-~~3~~4.3 Provide zoning and development standards that integrate affordable housing compatibly into the community.

Policy H-~~3~~4.3.1 Allow designated manufactured homes built to state standards on single-family lots.

Policy H-~~3~~4.3.2 Allow and accommodate accessory dwelling units in ~~single family~~low and medium density residential districts.

Policy H-~~3~~4.3.3 Pursue land use policies and regulations that:

a. Result in lower development costs without loss of adequate public review, environmental quality, or public safety; and,

b. Do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.

~~Policy H-3.3.4 Promote fair housing for all persons and ensure that no city policies, programs, regulations or decisions result in housing discrimination.~~

HOUSING EQUITY

GOAL H-5. ACKNOWLEDGE THE HISTORICAL INEQUITIES THAT LIMITED THE ABILITY OF ALL RESIDENTS TO LIVE IN THE NEIGHBORHOOD OF THEIR CHOICE AND WORK TO REDUCE DISPARITIES IN ACCESS TO NEIGHBORHOODS WITH GOOD SCHOOLS, PARKS, AND OTHER AMENITIES.

OBJECTIVE H-5.1 Promote fair housing for all persons regardless of race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.

Policy H-5.1.1 Utilize the City's Diversity, Equity and Inclusion (DEI) program to ensure that city housing policies, programs, regulations, or decisions do not result in housing discrimination.

Policy H-5.1.2 Work with the legislature, King County, or other agencies to authorize homeowners to easily remove discriminatory restrictive covenants from deeds and other property documents.

Policy H-5.1.3 Support use of housing choice vouchers in Kenmore.

Policy H-5.1.4 Consider environmental health in neighborhoods where affordable housing exists or is anticipated, and plan for environmentally healthy neighborhoods for all residents.

IMPLEMENTATION STRATEGIES

To organize and carry out these goals, objectives and policies, as well as to prepare the City for the next Comprehensive Plan update, the City will undertake the following:

- Work with neighborhoods and historically underrepresented groups when new policies, plans or programs are proposed to ensure that their unique issues are considered.
- Adopt development standards for medium density residential housing types, such as duplexes, triplexes, and cottage housing.

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- Adopt development standards for reduced minimum lot sizes with maximum house size restrictions~~houses on small lots~~ in some low (R-6) and medium density classifications. When considering maximum house sizes for smaller houses on smaller lots, remain mindful of the needs of multigenerational and large families. Also take into account open space needs and environmental protection, as well as accessory dwelling unit standards.

- Revise the Strategy Plan as needed to achieve ~~more of~~ the Housing Element's goals, objectives, and policies.

- ~~Continue to review the action steps and priorities from the Housing Strategy Plan.~~

- Implement the Housing Strategy Plan ~~in coordination with ARCH~~.

- Maintain communications with, or participation in, regional agencies and projects.

- Monitor housing needs and supply over time, especially data that ~~indicate~~evaluates progress toward meeting a proportionate share of the countywide needs for affordable housing and improved access to opportunity for Black, Indigenous, and People of Color communities. Reassess and adjust policies and regulations as necessary to achieve City goals.

- Evaluate and report results of the Strategy Plan and how the goals, objectives, and policies of this Housing Element have been achieved.

REFERENCES

A Regional Coalition for Housing (~~2014~~2022). East King County Housing Analysis, Redmond, WA.

ENDNOTES

"2019 Estimated Supply" is the number of housing units in 2019, according to the Washington Office of Financial Management (OFM), distributed to each affordability category by the percentages in each jurisdiction's housing supply, according to the Comprehensive Housing Affordability Strategy (CHAS) estimates of 2014 – 2018 5-Year Estimates. (CHAS 2015 – 2019 estimates are not yet available.) For example, from 2014 – 2018, Kenmore averaged 3 percent of its housing units affordable to households with incomes at or below 30% of the Area Median Income (AMI). That percentage was applied to the city's 2019 total for an estimated 278 housing units affordable at that level.

"2044 Apportioned Demand" is the number of housing units the jurisdiction must plan for in 2044 distributed to each affordability category by the percentage goals set in Countywide Planning Policies. Kenmore's 2019 – 2044 housing target of 3,070, added to the supply existing in 2019 (9,485) equals 12,555 housing units. Countywide Planning Policy (CPP) percentages are based on household incomes and cost-burdened households across King County, according to the CHAS 2013 – 2017 5-Year Estimates available when the CPPs were drafted.

"2019 – 2044 Need" is the difference between the 2044 Apportioned Demand and the 2019 Estimated Supply at each affordability level. A positive number represents housing units that the jurisdiction must plan for, and a negative number represents a surplus of housing units at that affordability level.

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CAPITAL FACILITIES ELEMENT AMENDMENTS

INTRODUCTION

Purpose

The Capital Facilities Element is intended to assist the City of Kenmore and its officials make the financial decisions to ensure that the public facilities and services City residents rely on will continue to adequately support City residents today and into the future. The Capital Facilities Element places particular focus on those facilities that the City is responsible for funding. This Element contains a six-year plan for capital improvements that support the City of Kenmore's current and future population and economy. The six-year capital improvements described here must be fully funded.

Another purpose of the Capital Facilities Element is to respond to Growth Management Act requirements to provide a process to review the potential siting of uses typically difficult to locate in most communities due to environmental, economic, or social costs. This Element provides policies that would guide local permit and public review of essential public facilities.

Growth Management Act Requirements

The Growth Management Act (GMA) establishes many of the requirements of the capital facilities element. It establishes an overall goal to "ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards." The GMA requires that the capital facilities element include an inventory of existing publicly owned capital facilities, a forecast of the future needs for new or expanded facilities, and a six-year plan to indicate from what sources the identified future facilities will be financed. The GMA defines public facilities to include roadways, street lighting, traffic signals, sidewalks, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. Public services are defined to include fire protection, law enforcement, public health, education, recreation, environmental protection, and other governmental services. The Capital Facilities Element is intended to provide a general assessment of major public services which impact land use issues, rather than a detailed analysis of every service provided by government.

Another key GMA requirement is to include a process for identifying and siting essential public facilities. Essential public facilities include "those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020." No local comprehensive plan or development regulation may preclude the siting of essential public facilities.

VISION 2050

VISION 2050 acknowledges that expanding public services to accommodate growth can create challenges in how and where to site new facilities. While capital facilities are essential to communities,

commerce, and quality of life, they often affect the environment and adjacent communities. Policies support locating development in a manner that minimizes impacts to natural features. They also promote the use of innovative environmentally-sensitive development practices, including design, materials, construction, and on-going maintenance. VISION 2050 adds a new emphasis on equity considerations to ensure that both the benefits and the impacts of capital facilities are shared by communities throughout the region.

Countywide Planning Policies

The King County Countywide Planning Policies (CPPs) include general policies regarding adequate infrastructure for planned development for those areas within the Urban Growth Area. Growth is to be directed to centers and urbanized areas with existing infrastructure capacity. Policies also include several policy statements regarding water and wastewater. In summary, the policies address regional coordination of water supplies, water conservation, alternate sewer treatment technologies and systems, and preference for urban water and sewer systems to serve new construction in the areas identified for growth.

The ~~King County Countywide Planning Policies~~CPPs ~~indicate~~state that public capital facilities of a regional or statewide nature should be sited ~~in a way that equitably disperses impacts and benefits and supports the Countywide Planning Policies~~using a process that incorporates broad public involvement, especially from historically marginalized and disproportionately burdened communities. As in VISION 2050, the CPPs emphasize that the impacts and benefits of public capital facilities should be equitably dispersed while still reflecting the CPPs' overall policy directions.

When siting and building essential public services and facilities, CPP policies support consideration of climate change, economic, equity, and health impacts.

Concurrency, Level of Service and Impact Fees

Concurrency refers to the timely provision of public facilities and services relative to the need for them, especially for transportation improvements. WAC 365-196-210 states, "Concurrency means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter." The City maintains a 6-year capital improvement program that identifies needed improvements and the funds to pay for them. Longer-term facilities plans are described in individual Comprehensive Plan elements or summarized in this element, along with estimates of future costs, if available.

Level of service standards provide the baseline by which the impacts of new development are measured. WAC 365-196-210 states, "Level of service means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards." For transportation facilities, if growth will reduce the level of service below the City's adopted standards, development permits cannot be issued until facilities are provided. The Transportation Element discusses level of service standards for multimodal transportation facilities.

The City's impact fee requirements are in place to maintain desired levels of service by providing funding from new development for needed improvements. Impact fees are available as a funding mechanism for transportation facilities, parks, fire protection facilities, and schools. The City requires impact fees for transportation facilities and parks. ~~If~~When the Northshore School District determines that impact fees for schools are needed, they may request that the City collect school impact fees on their behalf. The need for additional fire protection facilities was not identified in the Public Services Element.

Sound Fiscal Management

Planning for major capital facilities and their costs enables the City of Kenmore to demonstrate the need for facilities and the need for revenues to pay for them. It also allows the City to estimate the future operation/maintenance costs of new facilities that will impact the annual budget. Additionally, it helps the City take advantage of sources of revenue (i.e., grants, fees, real estate excise taxes) that require a Capital Facilities Plan to qualify for the revenue. Lastly, it may help the City get better ratings on bond issues when the City borrows money for capital facilities.

Eligibility for Grants and Loans

The State Department of Community Development's Public Works Trust Fund requires that local governments have a Capital Facilities Plan in order to be eligible for grants and loans. Some other grants and loans have similar requirements (i.e., Washington State Recreation and Conservation Office grants, or the Department of Ecology's Centennial Clean Water Fund), or give preference to jurisdictions that have a Plan.

INVENTORY/FORECAST OF FUTURE NEEDS

General

The inventory and forecast of needs required in the Capital Facilities Element have been met in other Elements as follows:

- Existing and future needs for transportation facilities, **Chapter 6, Transportation Element**
- Domestic water systems, storm and sanitary sewer systems, **Chapter 8, Surface Water Element** and **Chapter 10, Utilities Element**
- Parks and recreational facilities, **Chapter 7, Parks, Recreation and Open Space Element**
- Government services including City, fire, police, human, library, and school services, **Chapter 9, Public Services Element**
- Affordable housing provision, **Chapter 5, Housing Element**

Levels of service analyses, where appropriate, also are discussed in these other Elements.

In 2018, the City of Lake Forest Park ended their contract with the City of Kenmore to provide public works services. The existing public works shop in Lake Forest Park will no longer be used by the City of Kenmore. This shop provides services needed to support the Transportation; Parks, Recreation and Open Space; Surface Water; and Public Services Elements of this Plan. Based on a level-of-service analysis of Kenmore's participation in the Lake Forest Park shop, the City estimates that a shop capable of housing twelve employees (five maintenance workers, an Administrative Assistant and six seasonal employees) will be required. This shop would maintain existing shop capacity and would continue to serve the City for the foreseeable future.

Housing Element policies support the use of surplus public property and local resources to leverage other public and private funding for the creation or preservation of affordable housing. In 2021/2022, the City Council determined that developing a project to provide affordable housing would fulfill not only a Council priority, but also would implement the goals, objectives, and policies of the Housing Element. Preliminarily, funding from the City's American Rescue Plan Act (ARPA) allocation and the ARCH

Housing Trust Fund, along with a donation of surplus City property will advance this effort. Other affordable housing projects may be identified in the future for City participation.

The focus of the Capital Facilities Element is to identify the capital facility costs and timeframes for at least 6 years to support the Comprehensive Plan.

Essential Public Facilities

Existing Essential Public Facilities

Within Kenmore today, there are several existing facilities that would qualify as "essential public facilities" including, but not limited to:

- SR-522 – Bothell Way, a state transportation facility (classified as a Highway of Statewide Significance)
- Kenmore Air Harbor, a private seaplane base, which is considered a "public use airport" by the Washington State Aviation System Plan
- Several adult family homes and group homes as described in **Chapter 5, Housing Element.**

Although not specifically listed in the definition of essential public facilities, regional wastewater facilities could be considered essential public facilities, since the definition lists examples and is not a definitive list. Examples of regional wastewater facilities include:

- King County Department of Natural Resources, Wastewater Treatment Division, regional facilities within Kenmore. These include the Kenmore Pump Station/Logboom Regulator System, Swamp Creek Trunk, and Kenmore Interceptor. The Kenmore Pump Station/Logboom Regulator System controls flows in the Kenmore Lakeline, a 48-inch diameter, five-mile long pipeline constructed in Lake Washington between Kenmore and Matthew's Beach. This system conveys sewage from King County's North Service Area to Matthews Beach Pump Station and from there to the West Point Treatment Plant. The Kenmore Interceptor is a 72-inch diameter sewer within Kenmore that enters the City from the east.

Planned Essential Public Facilities

The State of Washington Office of Financial Management (OFM) is required to maintain a list of those essential state public facilities that are required or likely to be built within the next six years. The OFM ~~2015-2021~~2021-2027 Six-Year Facilities Plan includes no planned facilities in Kenmore.

CAPITAL FACILITIES PLANNING

This section addresses short and long-term improvement plans for City facilities including parks and recreation, surface water and transportation. **Tables CF-A** through **CF-D** are the Capital Facilities Plans through 2035 for transportation and surface water and through 2040 for parks, recreation and open spaces. **Table CF-E** is the City's current Capital Improvement Program, showing the 6-year plans for capital facilities with forecasts of expenditures and revenues. Cost estimates and revenue projections are most accurate for the current biennium and least accurate for the long-term assessments. Projects and schedules in the Capital Facilities Element of the Comprehensive Plan will be updated ~~annually~~as needed ~~as part of~~in conjunction with the City's budget process.

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The Element also incorporates by reference the 6-year capital facility plans for the special districts that provide water, wastewater services, fire protection and school services: the Northshore Utility District, the Northshore Fire Department and the Northshore School District. Agencies or special districts, in accordance with the provisions of the Growth Management Act, may need to update their Comprehensive Plans and/or 6-year capital improvement plans in order to be consistent with the City's Comprehensive Plan.

TABLE CF-A
PARKS CAPITAL IMPROVEMENTS
CITY OF KENMORE
2020-2040 FISCALLY UNCONSTRAINED LIST

PROJECT DETAIL	TOTAL DOLLAR AMOUNT
ACQUISITION	
Short-Term	
Swamp Creek Wetland Acquisition – Phase 1	1,700,000
Mid-Term	
Bastyr Field Replacement (Feasibility Study)	150,000
~~Tolt Pipline – Phase 2 (73rd Ave. NE to 80th Ave. NE)~~	~~1,230,000~~
New Parkland Acquisition	5,560,785
WaterWalk Trail Acquisition – Phase 1 (Log Boom to ~~Squires Landing~~ƛ' a x̌w a d i s)	741,438
Long-Term	
Moorlands Park Expansion Acquisition	741,438
Swamp Creek Wetland Acquisition – Phase 2	4,655,000
Aquatic/Community Center Partnership (¼ cost)	6,250,000
Lake Washington Waterfront Park Acquisitions	7,414,380
New Parkland Acquisition	16,682,355
Sammamish River Waterfront Park Acquisitions	8,897,256
DEVELOPMENT	
Short-Term	
Twin Springs Interim Use Plan	100,000
Moorlands Park Improvements	50,000
Rhododendron Park Boardwalk & Float Mitigation	96,000 + 8,000
~~Squires Landing~~ ƛ' a x̌w a d i s Replacement Float Mitigation	16,000
~~Squires Landing~~ ƛ' a x̌w a d i s Waterfront Access Project	5,750,000
Log Boom Park Waterfront Access Project	2,740,000
Rhododendron Park – Phase 2 Boatshed	487,000
Swamp Creek Wetland Trail Access Point	75,000
Linwood Park (Master Plan)	1,057,770

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

Mid-Term	
City Hall Park – Phase 2	620,000
Linwood Park (Implementation)	1,051,770
Rhododendron Park – Phase 3	1,040,000
Athletic Fields	3,500,000
Swamp Creek Wetland Nature Trail	1,785,000
~~Tolt Pipeline Trail Phase 2 (73rd Ave. NE to 80th Ave. NE)~~	~~350,000~~
Twin Springs Park Phase 2 Trails	1,716,000
Twin Springs Park Phase 3 (Nature Play, Shelter)	1,800,000
Wallace Swamp Creek Park (Master Plan, Implement)	1,281,500
ADA and Universal Access	*
Dog Off-Leash Area	739,000
Existing Park Capacity Improvements (Expansion or New Features)	9,750,000
Restoration of Natural Areas	*
Safe Routes to Parks	*
WaterWalk Trail Development (Feasibility and Implementation)	5,000,000
Long-Term	
Moorlands Park Expansion Development	1,650,000
~~Squires Landing~~ λ' a x̌w a d i s Waterfront Access – Phase 2	4,144,800
~~Tolt Pipeline Trail Phase 2~~	~~3,402,000~~
Aquatic/Community Center Partnership Development (1/4 cost)	10,625,000
ADA and Universal Access	*
Existing Park Capacity Improvements	9,750,000
Lake Washington Waterfront Park Development	10,000,000
Natural Area Restoration	*
New Park Land Development	45,000,000
Safe Routes to Parks	*
Sammamish River Waterfront Park Development	5,000,000

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

WaterWalk Trail Development	5,000,000
REPAIR/REPLACEMENT (RENOVATION)	
Short-Term	
Park Facility Repair/Replacement	*
Mid- Term	
Park Facility Repair/Replacement	*
Long-Term	
Park Facility Major Repairs/Replacement	*
Total	$~~**186,655,722**~~**181,673,722**

*Dollar amount is not included at this time as the scale and scope of the project has not been determined

TABLE CF-B
SURFACE WATER FACILITIES CAPITAL IMPROVEMENTS
CITY OF KENMORE
~~2015~~2022-2035 FISCALLY UNCONSTRAINED LIST

PROJECT DETAIL	TOTAL DOLLAR AMOUNT
~~Little Swamp Creek Culvert Replacement at 192ND Street~~	~~395,000~~
0056 Culvert Replacement and Repairs at 190TH Street	~~1,111,000~~2,700,000
Surface Water Component of SR 522 Corridor Improvement Project – West A	634,000
~~Tributary 0056 Evaluation~~	~~100,000~~
~~Ditch Rehabilitation~~	~~68,000~~
Tributary 0057 Evaluation	~~25,000~~50,000
~~Sammamish Tributary 02 Evaluation~~	~~25,000~~
Small Works Projects	1,~~0~~300,000
~~Strawberry Hills Surface Water Facility Retrofit~~	~~460,000~~
~~Wallace Swamp Creek Park Pond Beaver Management~~	~~96,000~~
Little Swamp Creek Relocation	~~1,274,000~~4,500,000
Northlake Heights LID Retrofit	~~1,588,000~~1,274,000
~~Juanita Drive Surface Water Facility Retrofit~~	~~698,000~~
Kenmore Lane (Plat) Facility Retrofit	1,000,000
Blueberry Creek Culvert Replacement	2,500,000
NE 202nd St. Culvert Replacement	2,500,000
NE 192nd St. West Culvert Replacement	2,500,000
TOTAL	**$~~7,474,000~~18,958,000**

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

TABLE CF-C
TRANSPORTATION CAPITAL IMPROVEMENTS
CITY OF KENMORE
~~2015~~2022-2035 AND BEYOND FISCALLY UNCONSTRAINED LIST

PROJECT DETAIL	TOTAL DOLLAR AMOUNT
West Sammamish River Bridge	~~20,000,000~~41,495,000
~~SR-522 Improvements (61st-65th)~~	~~9,800,000~~
SR-522 Improvements (Lake Forest Park-61st)	9,000,000
Sidewalk and Crossing Program	900,000
Downtown Parking Feasibility Study	75,000
61st Ave. Sidewalk Replacement (East Side)	~~2,100,000~~3,500,000
61st Ave. Sidewalk Replacement (West Side)	1,500,000
~~Neighborhood Transportation Plans~~	~~1,500,000~~
Arterial Restriping to add Bike Lanes on 73rd Ave. (south of 192nd), 80th Ave. and Simonds Road	360,000
Juanita Drive (NE 143rd St. to NE 170th St.)	~~13,000,000~~16,845,000
Feasibility Study for Grade-Separated Crossing of SR 522	~~250,000~~500,000
68th Ave. Northbound Right Turn Pocket Extension	~~2,600,000~~1,600,000
175th Lower Swamp Creek Bridge	~~810,000~~3,000,000
Yellow Standard Pedestrian Facilities	18,900,000
Yellow Standard Bicycle Facilities	18,800,000
Improved Pedestrian Crossings	650,000
Grade Separated SR522 Crossing	17,100,000
Intersection Treatments at 67th Ave./181st St. and 67th Ave./175th St.	6,000,000
Intersection Treatments at 73rd Ave./192nd St., 80th Ave./192nd St., and 84th Ave./Simonds Rd.	3,800,000
Lakepointe Drive West (SR522 to 68th Ave.), including new intersection at 68th Ave.	7,500,000
175th Signal Removal	20,000
Lake Pointe Dr. East (68th Ave. to SR 522)	7,500,000

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

TOTAL	$~~140,665,000~~159,045,000

EXHIBIT D

TABLE CF-D

OTHER CAPITAL IMPROVEMENTS
CITY OF KENMORE
~~2015-2035~~2022-2044 AND BEYOND FISCALLY UNCONSTRAINED LIST

PROJECT DETAIL	TOTAL DOLLAR AMOUNT
Public Works Shop Land Acquisition and Development	$~~6,500,000~~10-20,000,000
Affordable Housing Development	$8,090,000
TOTAL	$~~6,500,000~~18,090,000-28,090,000

IX. A. ADOPTED WITH AMENDMENT TO MOTION TO "ADD RAISE CHILDREN TO GOAL O...

EXHIBIT D

TABLE CF-E
CAPITAL IMPROVEMENT PROGRAM
AS ADOPTED FOR THE YEARS 2021-2026

EXPENDITURES	2021 Adopted	2022 Adopted	2023 Adopted	2024 Adopted	2025 Adopted	2026 Adopted	2021-2026 Totals
PARKS							
P 1 Twin Springs Interim Use	$227,900	$0	$0	$0	$0	$0	$227,900
P 18 Rhododendron Park Waterfront & Open Space I	18,000	8,000		0	0	0	26,000
P 18a Rhododendron Park Float Mitigation	2,000	2,000	0	0	0	0	4,000
P 26 Tlahwadees Landing Float Mitigation	4,000	4,000	0	0	0	0	8,000
P 27 Tlahwadees Landing Park Waterfront & Mitigat	179,762	8,078,190	30,000	43,000	43,000	43,000	8,416,952
P 28 Log Boom Park Waterfront Access & Mitigatio	2,490,461	725,382	60,000	42,500	42,500	42,500	3,403,343
P 30 Rhododendron Park Boathouse Pavilion	3,200	3,200	3,200	3,200	3,200	0	16,000
P 31 Tlahwadees Landing Park Land Acquisition-Op	150,151	0	0	0	0	0	150,151
P 32 Moorlands Field Lighting	0	0	0	10,000	60,000	580,000	650,000
Total Parks	**$3,075,474**	**$8,820,772**	**$93,200**	**$98,700**	**$148,700**	**$665,500**	**$12,902,346**
TRANSPORTATION							
T 8 SR 522 West B 57th to 61st	$5,000	$250,000	$250,000	$900,000	$585,000	$10,000	$2,000,000
T 27 Sidewalk Program:							
Sidewalk Gaps/ADA Replacement Program	20,000	150,000	100,000	100,000	100,000	100,000	570,000
T27x NE 192nd Ave Sidewalks (73rd Ave -75th A	500	86,306	344,194	0	0	0	431,000
T 47 Arrowhead Dr	1,000	60,000	85,900	980,348	0	0	1,127,248
T 35 Pavement Preservation	150,000	990,000	150,000	990,000	150,000	990,000	3,420,000
T 37 West Samm Bridge	18,024,711	8,643,947	893,176	9,757	9,759	78,632	27,659,982
T 38 175th St/ Swamp Creek Crossing	0	25,000	25,000	175,000	200,000	2,200,000	2,625,000
T 41 Juanita Dr Pedestrian & Bicycle Safety All Segr	9,897,233	358,699	0	0	0	0	10,255,932
T 42 68th Ave Pedestrian & Bicycle Safety All Segm	9,167,718	2,733,503	0	0	0	0	11,901,221
T 44 61 Ave Sidewalk Replacement Project	85,000	165,000	4,674,265	0	0	0	4,924,265
T 48 2018 Local Road Safety - Signing	292,000	0	0	0	0	0	292,000
T 49 2018 Local Road Safety - Lighting	35,000	0	0	0	0	0	35,000
T 50 SR522 Gateway Sign East	20,000	0	0	0	0	0	20,000
T51 Burk-Gilman Trail/NE 175th St. wayfinding&	10,000	296,047	0	0	0	0	306,047
Total Transportation	**$37,708,162**	**$13,758,502**	**$6,522,535**	**$3,155,105**	**$1,044,759**	**$3,378,632**	**$65,567,695**
SURFACE WATER							
SW 8 190th St. Fish Passable Culvert	$316,000	$2,074,580	$0	$0	$0	$0	$2,390,580
SW 8 Trust Fund Loan Repayment	81,650	81,650	81,650	81,650	81,650	81,650	489,900
SW 17 Little Swamp Creek Relocation	0	0	0	0	800,000	814,300	1,614,300
SW 20 Small Works Projects	75,000	75,000	75,000	75,000	75,000	75,000	450,000
SW 29 Infiltration Tank Retrofit at 61st Ave NE/NE	0	0	0	0	500,000	0	500,000
SW 31 Drainage Impr & Street Repair at 66th Ave N	200,000	0	0	0	0	0	200,000
SW 32 61st Ave Stabilization	150,000	0	0	0	0	0	150,000
SW 34 Blueberry Creek Culverts	0	200,000	300,000	1,000,000	0	0	1,500,000
SW 34 Blueberry Creek Culverts Bank Note Repaym	0	0	0	0	120,000	120,000	240,000
T 44 61 Ave Sidewalk Replacement Project	0	0	30,000	0	0	0	30,000
T 37 West Samm Bridge (SWM Component)	649,587	0	0	0	0	0	649,587
Total Surface Water	**$1,472,237**	**$2,431,230**	**$486,650**	**$1,156,650**	**$1,576,650**	**$1,090,950**	**$8,214,367**
CITY FACILITIES							
F 1 Public Works Shop Land Acquisition & Develop	$6,000,000	$0	$4,000,000	$0	$0	$0	$10,000,000
Consultant and Acquisition Costs.	100,000	0	0	0	0	0	100,000
F 2 Debt Repayment	0	641,000	639,000	636,000	638,000	639,000	3,193,000
Total City Facilities	**$6,100,000**	**$641,000**	**$4,639,000**	**$636,000**	**$638,000**	**$639,000**	**$13,293,000**
TOTAL EXPENDITURES	**$48,355,873**	**$25,651,504**	**$11,741,385**	**$5,046,455**	**$3,408,109**	**$5,774,082**	**$99,977,408**

TABLE CF-E
CAPITAL IMPROVEMENT PROGRAM
AS ADOPTED FOR THE YEARS 2021-2026

REVENUES	2021 Adopted	2022 Adopted	2023 Adopted	2024 Adopted	2025 Adopted	2026 Adopted	2021-2026 Totals
Park Impact Fee Revenue	76,000	581,410	0	10,000	60,000	290,000	1,017,410
State Department of Commerce Award: Twin Spring:	151,900	0	0	0	0	0	151,900
State Appropriation Unsecured	0	927,000	0	0	0	0	927,000
RCO Park Grants	209,093	961,482	0	0	0	290,000	1,460,575
King County Park Levy	9,200	309,200	63,200	45,700	45,700	42,500	515,500
King County Conservation District, secured	0	213,000	0	0	0	0	213,000
King County Waterworks Grants	0	100,000	0	0	0	0	100,000
Walkways & Waterways Bonds: Log Boom, Squires	1,791,571	4,147,950	0	0	0	0	5,939,521
City Swamp Creek Basin Funds	150,151	550,486	30,000	43,000	43,000	43,000	859,637
Public Art Fund	55,559	24,083	0	0	0	0	79,642
Real Estate Excise Tax (Parks)	632,000	1,006,161	0	0	0	0	1,638,161
Transportation Impact Fee Revenue	3,258,848	358,699	0	0	0	0	3,617,547
Real Estate Excise Tax (Transportation)	$3,165,050	$2,140,000	$250,000	$1,090,000	$250,000	$1,090,000	7,985,050
Dept of Commerce: Juanita Drive	194,000	0	0	0	0	0	194,000
WSDOT Safe Routes to School - Sidewalks	1,500	146,306	430,094	980,348	0	0	1,558,248
WSDOT pedestrian/bike grant	65,000	461,047	1,144,265	0	0	0	1,670,312
Future Grants	0	0	3,500,000	0	0	0	3,500,000
Federal Highway Safety Impr Program - Sidewalks	326,000	0	0	0	0	0	326,000
Walkways & Waterways Bonds: Juanita and 68th Av	5,908,160	400,000	0	0	0	0	6,308,160
WSDOT Grants: Juanita Drive	1,704,000	0	0	0	0	0	1,704,000
Sound Transit Grant Juanita Drive	1,278,000	0	0	0	0	0	1,278,000
Reimbursements from Other Agencies	2,765,330	0	0	0	0	0	2,765,330
Connecting WA Funds T8	5,000	250,000	250,000	900,000	585,000	10,000	2,000,000
DOE Grant: Juanita and 68th Ave	1,012,563	0	0	0	0	0	1,012,563
Strategic Opportunity Fund	0	1,333,503	0	0	0	0	1,333,503
Other grant or funding	0	25,000	25,000	175,000	200,000	2,200,000	2,625,000
Surface Water Utility Funds	0	0	30,000	0	0	0	30,000
Transportation Impact Fee Revenue-Samm Bridge	0	45,000	352,770	9,757	9,759	78,632	495,918
Real Estate Excise Tax (Transportation) - Samm Brid	0	996,913	500,000	0	0	0	1,496,913
BRAC Grant West Samm Bridge Replacement	3,692,856	0	0	0	0	0	3,692,856
TIB Grant: West Samm Bridge Replacement	3,650,023	1,295,403	0	0	0	0	4,945,426
Connecting WA Funds West Samm Bridge Replacen	9,619,546	6,306,631	40,406	0	0	0	15,966,583
Surface Water Management Fund	649,587	0	0	0	0	0	649,587
Utility Reimbursement: West Samm Bridge Replacen	412,699	0	0	0	0	0	412,699
Surface Water Utility Funds	1,056,237	1,419,230	386,650	56,650	396,650	440,950	3,756,367
Surface Water General Utility Charges	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Public Works Trust Fund Loan: 190th Culvert	316,000	912,000	0	0	0	0	1,228,000
Bank Note for Blueberry Creek Culverts (10 Yr 2.5%)				1,000,000	0	0	1,000,000
King County Flood Control District Resources	0	0	0	0	380,000	50,000	430,000
Other grants	0	0	0	0	700,000	500,000	1,200,000
20 year Note Public Works Shop	6,000,000	4,000,000	0	0	0	0	10,000,000
Surface Water Utility Funds	50,000	288,450	287,550	286,200	287,100	287,550	1,486,850
Street Fund	0	128,200	127,800	127,200	127,600	127,800	638,600
General Fund	50,000	160,250	159,750	159,000	159,500	159,750	848,250
Transportation Benefit District	0	64,100	63,900	63,600	63,800	63,900	319,300
TOTAL REVENUES	**$48,355,873**	**$29,651,504**	**$7,741,385**	**$5,046,455**	**$3,408,109**	**$5,774,082**	**$99,977,408**

GOALS, OBJECTIVES, AND POLICIES

Following are the goals, objectives and policies addressing capital facility planning and financing. These are applicable to Kenmore as well as to other agencies planning public capital facilities and services in Kenmore.

GOAL CF-1. ESTABLISH APPROPRIATE LEVELS OF SERVICE FOR PUBLIC FACILITIES TO ADEQUATELY SERVE EXISTING AND FUTURE DEVELOPMENT.

Objective CF-1.1 **Identify and define types of public facilities.**

Policy CF-1.1.1 Maintain an inventory of existing public facilities owned or operated by the City, and reference those of the County, State, special districts, or other public entities within Kenmore. Include in the inventory the locations and capacities of such facilities and systems.

Objective CF-1.2 **Review standards for levels of service, where appropriate, for each public facility, and determine what additional public facilities are needed in order to achieve and maintain the desired quality of life and vision for the City of Kenmore.**

Policy CF-1.2.1 Level of service standards should 1) measure the quality of life based on the City's vision of its future and values, 2) be achievable for existing development and growth anticipated in the land use plan, and 3) be achievable with existing and proposed financing plans.

Policy CF-1.2.2 If appropriate, use the level of service standards to 1) determine the need for public facilities and 2) test the adequacy of such facilities to serve proposed development. In addition, use the level of service standards for city-owned public facilities to develop the City's annual budget and 6-year Capital Improvement Program.

Policy CF-1.2.3 Reassess the Capital Facility Element annually to ensure that public facilities needs, financing, and level of service are consistent with the land use plan. The annual update should be coordinated with the annual budget process, and the annual amendment of the Comprehensive Plan.

GOAL CF-2. PROVIDE ADEQUATE PUBLIC FACILITIES CONCURRENT WITH THE IMPACT OF NEW DEVELOPMENT.

Objective CF-2.1 **Provide a variety of responses to the demands of growth on capital facilities.**

Policy CF-2.1.1 Ensure City public facilities and services are provided concurrent with the impact of new development or redevelopment, including stormwater, roads, and local parks. Require that non-City public facilities are provided concurrent with the impact of new development or redevelopment including, water and sewer. Consistent with the Growth Management Act, road improvements may be provided at the time of, or within 6-years of, development. Local parkland to serve new development may be in place at the time of, or within 6-years of, development.

Policy CF-2.1.2 Make the most efficient use of existing public facilities, including techniques such

as:

- Conservation
- Demand management
- Improved scheduling
- Encourage development that uses existing facilities
- Contracting for services
- Other methods of improved efficiency.

Policy CF-2.1.3 Provide additional public facility capacity when existing facilities are used to their maximum level of efficiency consistent with adopted standards for levels of service.

Policy CF-2.1.4 Encourage development where adequate public facilities and services exist or can be provided in an efficient manner.

GOAL CF-3. COORDINATE CAPITAL FACILITY PLANS WITH STATE, COUNTY, AND LOCAL AGENCIES AND DISTRICTS.

Objective CF-3.1 Coordinate the land use planning and decisions with plans for public facility capital improvements.

Policy CF-3.1.1 Coordinate with non-City providers of public facilities about maintaining adopted levels of service standards, funding, and construction of capital improvements. Work in partnership with non-City public facility providers to prepare functional plans consistent with the City of Kenmore Comprehensive Plan as provided in Objective 2.7 and associated policies in the Land Use Element.

Policy CF-3.1.2 Establish interagency planning mechanisms to assure coordinated and mutually supportive capital facility plans from non-City providers of public facilities.

a. Establish priority areas for infrastructure improvements consistent with the City's vision as provided in Policy LU-2.4.1.

b. Annually assess development trends and infrastructure provision to identify and remedy deficiencies or need to reassess the land use plan ~~as provided in Policy LU-2.4.2~~.

GOAL CF-4. MAINTAIN A SIX-YEAR CAPITAL IMPROVEMENT PROGRAM TO IMPLEMENT THE COMPREHENSIVE PLAN.

Objective CF-4.1 **Annually develop a six-year Capital Improvement Program to implement the Comprehensive Plan.**

Policy CF-4.1.1 Prepare and utilize the six-year Capital Improvement Program to identify City capital projects necessary to respond to the planned growth of the community and maintain desired levels of service.

Policy CF-4.1.2 Prepare and utilize the six-year Capital Improvement Program to integrate all of the community's capital project resources such as grants, bonds, city funds, donations, impact fees and other available funding.

Policy CF-4.1.3 Maintain the Capital Improvement Program as follows:

a. Provide for annual review of the Capital Improvement Program contained in this Capital Facilities Element by the City Council and incorporate a ~~citizen~~public participation process.

b. Ensure that the Capital Improvement Program:

- Is consistent with the overall Comprehensive Plan
- Defines the projects' need and links to levels of service and facility plans
- Includes construction costs, timing, and funding sources, and considers operations and maintenance impacts where appropriate
- Establishes priorities for capital project development
- Adopts by reference annual updates of the Northshore School District Capital Facilities Plan, Lake Washington School District Capital Facilities Plan if appropriate, Northshore Utility District water and sewer plans, and Northshore Fire District 16 (Northshore Fire Department) facility plans if any.

GOAL CF-5. PREPARE AND MAINTAIN A CAPITAL IMPROVEMENT PROGRAM THAT IS FULLY FUNDED AND FINANCIALLY FEASIBLE.

Objective CF-5.1 **Establish mechanisms to ensure that the required public facilities are financially feasible.**

Policy CF-5.1.1 Base the financing plan for public facilities on realistic estimates of current local revenues and external revenues that are reasonably anticipated to be received by the City.

Policy CF-5.1.2 Finance the six-year Capital Improvement Program within the City's financial capacity to achieve a balance between available revenue and needed public facilities. If the projected funding is inadequate to finance needed public facilities based on adopted level of service standards and forecasted growth, the City could do one or more of the following:

- Lower the level of service standard
- Change the Land Use Plan
- Increase the amount of revenue from existing sources
- Adopt new sources of revenue

Objective CF-5.2 Establish mechanisms to ensure that the required public facilities are fully funded.

Policy CF-5.2.1 Match revenue sources to capital improvements on the basis of sound fiscal policies.

Policy CF-5.2.2 Revise the financing plan in the event that revenue sources for capital improvements, which require voter approval in a local referendum, are not approved.

Policy CF-5.2.3 Ensure that the ongoing operating and maintenance costs of a public facility are financially feasible prior to constructing the facility.

GOAL CF-6. ENSURE GROWTH PAYS PROPORTIONATE COSTS OF CAPITAL FACILITIES REQUIRED TO SERVE THE GROWTH

Objective CF-6.1 Ensure existing and future development pay for the costs of needed capital improvements.

Policy CF-6.1.1 Ensure that existing development pays for capital improvements that reduce or eliminate existing deficiencies, and pays for some or all of the cost to replace obsolete or worn out facilities. Existing development may also pay a portion of the cost of capital improvements needed by future development. Existing development's payments may take the form of user fees, charges for services, special assessments, and taxes.

Policy CF-6.1.2 Ensure that future development pays a proportionate share of the cost of new facilities that it requires. Future development may also pay a portion of the cost to replace obsolete or worn-out facilities. Future development's payments may take the form of voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of users' fees, charges for services, special assessments, and taxes.

GOAL CF-7. LOCATE AND DESIGN CAPITAL FACILITIES TO REALIZE THE VISION STATEMENT, AND TO BE COMPATIBLE WITH SURROUNDING LAND USES AND THE ENVIRONMENT.

Objective CF-7.1 **Promote capital facilities that protect the public health, safety and welfare, and that serve as models for function, design, and environmental protection.**

Policy CF-7.1.1 Consider the quality of public facilities in planning for capital improvements.

- Ensure that public facilities' design meets appropriate policies in the Community Design Sub-Element, complies with City design standards, and is compatible with the surrounding areas.
- Maintain public spaces and enhance their appearance.

Policy CF-7.1.2 Encourage public amenities and facilities which serve as catalysts for beneficial development.

Policy CF-7.1.3 Protect public health and environmental quality through the appropriate design and installation of public facilities.

- Promote conservation of energy, water, and other natural resources in the location and design of public facilities.
- Practice efficient and environmentally responsible maintenance and operating procedures for public facilities.
- Preserve existing significant natural vegetation and features in the development of public facilities.

Policy CF-7.1.~~2~~4 Equitably disperse the impacts and benefits of public capital facilities throughout the community.

GOAL CF-8. ALLOW FOR THE APPROPRIATE SITING OF ESSENTIAL PUBLIC CAPITAL FACILITIES OF A STATE-WIDE OR COUNTY-WIDE NATURE.

OBJECTIVE CF-8.1 **Participate in a cooperative inter-jurisdictional approach to the siting of essential public facilities in accordance with the King County Countywide Planning Policies. The approach should address definitions, inventories, incentives, compensation, public involvement, environmental protection, climate change, economic and health impacts, and alternative sites analysis.**

Policy CF-8.1.1 Identify essential public facilities based upon the Growth Management Act, State Office of Financial Management list of essential public facilities required or likely to be built, King County Countywide Planning Policies, and any City lists which may be developed.

Policy CF-8.1.2 Classify a facility as an essential public facility if it has one or more of the following characteristics:

a. The facility meets the Growth Management Act definition of an essential public facility;

b. The facility is on a State, County or City list of essential public facilities;

c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system; or

d. The facility is the sole existing facility in the County for providing that essential public service.

OBJECTIVE CF-8.2 Establish a local public review and permit process for essential public facilities.

Policy CF-8.2.1 Require a siting analysis for proposed new or expansions to existing essential public facilities consisting of the following:

a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities;

b. A forecast of the future needs for the essential public facility, and definition of a logical service area;

c. An analysis of the potential social and economic costs and benefits to jurisdictions receiving or surrounding the facilities;

d. An analysis of environmental, health, social, and economic impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility;

e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;

f. Consideration of any applicable prior review conducted by a public agency, local government, or ~~citizen's~~community group;

g. An analysis of the consistency with Comprehensive Plan policies and designations; and,

h. Consideration of other standards and criteria as outlined in the King County Countywide Planning Policies and other locally defined plans and ordinances.

Policy CF-8.2.2 Require a public process by which ~~citizens~~the public ~~have~~has a reasonable opportunity to participate in the site selection process, especially those from historically marginalized and disproportionately burdened communities.

Policy CF-8.2.3 Siting criteria for essential public facilities which are not difficult to site should provide for site design and buffering techniques to ensure compatibility with surrounding uses, and enable the facility to be permitted outright in appropriate zoning classifications whenever feasible.

Policy CF-8.2.4 Work with King County and other municipalities to standardize review procedures and criteria for the siting of Statewide and Countywide essential public facilities and incorporate these procedures within interlocal agreements.

OBJECTIVE CF-8.3 Cooperate regionally to ensure appropriate and equitable siting of essential public facilities.

Policy CF-8.3.1 Encourage the State and County to site essential public facilities equitably among communities. No single community should absorb an inequitable share of these facilities and their impacts. Siting should consider environmental equity and environmental, economic, technical, and service area factors. The net impact of siting new essential public facilities should be weighted against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation.

Policy CF-8.3.2 Participate in a cooperative interjurisdictional approach to the siting of essential public facilities in accordance with the King County Countywide Planning Policies. Joint planning agreements should be sought where appropriate.

OBJECTIVE CF-8.4 Seek to mitigate disproportionate financial burdens to the City due to the siting of essential public facilities.

Policy CF-8.4.1 Through joint planning or interlocal agreements, the City should seek to mitigate disproportionate financial burdens due to the siting of essential public facilities

Policy CF-8.4.2 Seek amenities or incentives for neighborhoods in which the facilities are located, and require compensation for adverse impacts.

IMPLEMENTATION STRATEGIES

The Capital Facilities Element policies would require new or increased commitments of City resources to prepare new regulations, review/amend existing regulations, or coordinate with agencies and other service providers.

New programs, rules, or regulations would be needed to address:

- ~~A concurrency review and implementation system addressing multimodal transportation facilities~~
- Evaluation reports monitoring implementation of the goals and policies of the Capital Facilities Element.

A review of existing programs, rules and regulations would be needed to ensure they meet the policies. Rules, regulations and programs that should be reviewed include:

- Impact fee approaches, given revised facilities lists
- Levels of service for non-City-owned facilities.

REFERENCES

King County Growth Management Planning Council (December ~~2012~~2021). Countywide Planning Policies. Seattle, WA.

Puget Sound Regional Council (2020). VISION 2050. Seattle, WA.

State of Washington Office of Financial Management (January 2015). ~~2015-21~~2021-2027 Six-Year Facilities Plan. Olympia, WA.

EXHIBIT E

APPENDIX A

East King County Housing Analysis

A Regional Coalition for Housing (ARCH)

November 2022

Exhibit A1: Population

	2000 Census	2010 Census	2020 Census	2021 estimate	Change 2000-2010		Change 2010-2020		Change 2020-2021	
EKC cities	**310,499**	**373,632**	**508,488**	**512,165**	**63,133**	**298%**	**134,856**	**339%**	**3,677**	**4%**
Beaux Arts Village	307	299	317	315	-8	-3%	18	6%	-2	-1%
Bellevue	109,569	122,363	151,854	152,600	12,794	12%	29,491	24%	746	0%
Clyde Hill	2,890	2,984	3,126	3,110	94	3%	142	5%	-16	-1%
Hunts Point	443	394	457	455	-49	-11%	63	16%	-2	0%
Issaquah	11,212	30,434	40,051	40,640	19,222	171%	9,617	32%	589	1%
Kenmore	18,678	20,460	23,914	24,050	1,782	10%	3,454	17%	136	1%
Kirkland	45,054	48,787	92,175	92,900	3,733	8%	43,388	89%	725	1%
Medina	3,011	2,969	2,915	2,920	-42	-1%	-54	-2%	5	0%
Mercer Island	22,036	22,699	25,748	25,790	663	3%	3,049	13%	42	0%
Newcastle	7,737	10,380	13,017	13,310	2,643	34%	2,637	25%	293	2%
Redmond	45,256	54,144	73,256	73,910	8,888	20%	19,112	35%	654	1%
Sammamish	34,104	45,780	67,455	67,940	11,676	34%	21,675	47%	485	1%
Woodinville	9,194	10,938	13,069	13,100	1,744	19%	2,131	19%	31	0%
Yarrow Point	1,008	1,001	1,134	1,125	-7	-1%	133	13%	-9	-1%
Other	**616,399**	**661,667**	**795,623**	**801,660**	**45,268**	**8%**	**133,956**	**32%**	**6,037**	**2%**
Seattle	563,374	608,660	737,015	742,400	45,286	8%	128,355	21%	5,385	1%
Shoreline	53,025	53,007	58,608	59,260	-18	0%	5,601	11%	652	1%
Places split by county	**30,150**	**33,505**	**48,161**	**48,330**	**3,355**	**24%**	**14,656**	**86%**	**169**	**1%**
Bothell (King Co part)	16,185	17,090	28,956	28,930	905	6%	11,866	69%	-26	0%
Bothell (Snohomish Co part)	13,965	16,415	19,205	19,400	2,450	18%	2,790	17%	195	1%
Seattle-Bellevue HMFA counties	**2,343,058**	**2,644,584**	**3,097,632**	**3,124,850**	**301,526**	**29%**	**453,048**	**34%**	**27,218**	**2%**
King County	1,737,034	1,931,249	2,269,675	2,287,050	194,215	11%	338,426	18%	17,375	1%
Snohomish County	606,024	713,335	827,957	837,800	107,311	18%	114,622	16%	9,843	1%
Sphere	**12,886**	**24,882**	**31,774**	**32,450**	**11,996**	**614%**	**6,892**	**103%**	**676**	**7%**
Carnation	1,893	1,786	2,158	2,150	-107	-6%	372	21%	-8	0%
Duvall	4,616	6,695	8,034	8,125	2,079	45%	1,339	20%	91	1%
North Bend	4,746	5,731	7,461	7,685	985	21%	1,730	30%	224	3%
Snoqualmie	1,631	10,670	14,121	14,490	9,039	554%	3,451	32%	369	3%

Sources: US Census Bureau, Washington State Office of Financial Management.

Exhibit A2: Population Age

	2000 Census Population	Pct	2010 Census Population	Pct	2015 - 2019 average Population	Pct
EKC cities	**380,090**	**35%**	**458,541**	**37%**	**619,299**	**38%**
Under 5 years	23,335	6%	29,681	6%	38,288	6%
5 to 19 years	74,414	20%	85,991	19%	112,406	18%
20 to 34 years	79,874	21%	93,194	20%	130,200	21%
35 to 49 years	99,386	26%	109,172	24%	141,581	23%
50 to 64 years	62,801	17%	87,294	19%	111,515	18%
65 to 79 years	29.378	8%	36,730	8%	62,259	10%
80 years or older	10,902	3%	16,479	4%	23,050	4%
Beaux Arts Village	**307**	**0%**	**299**	**0%**	**776**	**0%**
Under 5 years	11	4%	13	4%	27	3%
5 to 19 years	60	20%	81	27%	223	29%
20 to 34 years	30	10%	9	3%	91	12%
35 to 49 years	58	19%	71	24%	164	21%
50 to 64 years	88	29%	63	21%	127	16%
65 to 79 years	46	15%	50	17%	100	13%
80 years or older	14	5%	12	4%	44	6%
Bellevue	**114,127**	**30%**	**127,321**	**28%**	**160,214**	**26%**
Under 5 years	6,464	6%	7,214	6%	9,233	6%
5 to 19 years	20,041	18%	22,403	18%	26,167	16%
20 to 34 years	24,833	22%	27,926	22%	38,011	24%
35 to 49 years	27,792	24%	28,192	22%	34,479	22%
50 to 64 years	19,801	17%	23,890	19%	29,394	18%
65 to 79 years	11,511	10%	12,316	10%	16,528	10%
80 years or older	3,685	3%	5,380	4%	6,402	4%
Bothell	**30,150**	**8%**	**33,505**	**7%**	**54,939**	**9%**
Under 5 years	1,801	6%	2,104	6%	3,476	6%
5 to 19 years	6,595	22%	6,177	18%	10,312	19%
20 to 34 years	6,103	20%	6,879	21%	11,646	21%
35 to 49 years	8,148	27%	7,482	22%	12,144	22%
50 to 64 years	4,624	15%	6,799	20%	9,454	17%
65 to 79 years	2,071	7%	2,681	8%	5,823	11%
80 years or older	808	3%	1,383	4%	2,084	4%
Clyde Hill	**2,890**	**1%**	**2,984**	**1%**	**4,537**	**1%**
Under 5 years	169	6%	152	5%	168	4%
5 to 19 years	627	22%	780	26%	1,116	25%
20 to 34 years	203	7%	170	6%	460	10%
35 to 49 years	652	23%	672	23%	901	20%
50 to 64 years	691	24%	661	22%	1,015	22%
65 to 79 years	440	15%	414	14%	624	14%
80 years or older	108	4%	135	5%	253	6%
Hunts Point	**443**	**0%**	**394**	**0%**	**713**	**0%**
Under 5 years	26	6%	19	5%	19	3%
5 to 19 years	101	23%	84	21%	134	19%
20 to 34 years	35	8%	25	6%	99	14%
35 to 49 years	88	20%	70	18%	103	14%
50 to 64 years	123	28%	100	25%	165	23%
65 to 79 years	45	10%	73	19%	145	20%
80 years or older	25	6%	23	6%	48	7%

	2000 Census Population	Pct	2010 Census Population	Pct	2015 - 2019 average Population	Pct
Issaquah	**11,212**	**3%**	**30,434**	**7%**	**47,124**	**8%**
Under 5 years	682	6%	2,549	8%	3,149	7%
5 to 19 years	2,032	18%	5,100	17%	8,633	18%
20 to 34 years	2,474	22%	6,466	21%	9,436	20%
35 to 49 years	3,142	28%	7,557	25%	11,645	25%
50 to 64 years	1,757	16%	4,887	16%	7,667	16%
65 to 79 years	736	7%	2,261	7%	4,378	9%
80 years or older	389	3%	1,614	5%	2,216	5%
Kenmore	**18,678**	**5%**	**20,460**	**4%**	**28,521**	**5%**
Under 5 years	1,069	6%	1,366	7%	2,024	7%
5 to 19 years	3,920	21%	3,733	18%	4,747	17%
20 to 34 years	3,541	19%	3,755	18%	5,443	19%
35 to 49 years	5,142	28%	4,759	23%	6,228	22%
50 to 64 years	3,076	16%	4,404	22%	5,766	20%
65 to 79 years	1,513	8%	1,737	8%	3,058	11%
80 years or older	417	2%	706	3%	1,255	4%
Kirkland	**79,937**	**21%**	**84,559**	**18%**	**101,195**	**16%**
Under 5 years	4,917	6%	5,285	6%	6,423	6%
5 to 19 years	14,626	18%	13,618	16%	16,352	16%
20 to 34 years	19,396	24%	19,745	23%	22,984	23%
35 to 49 years	21,165	26%	20,146	24%	22,303	22%
50 to 64 years	13,038	16%	16,880	20%	19,056	19%
65 to 79 years	5,004	6%	6,564	8%	11,062	11%
80 years or older	1,791	2%	2,321	3%	3,015	3%
Medina	**3,011**	**1%**	**2,969**	**1%**	**4,626**	**1%**
Under 5 years	206	7%	132	4%	154	3%
5 to 19 years	667	22%	792	27%	1,131	24%
20 to 34 years	259	9%	178	6%	380	8%
35 to 49 years	721	24%	675	23%	988	21%
50 to 64 years	669	22%	652	22%	1,061	23%
65 to 79 years	389	13%	387	13%	622	13%
80 years or older	100	3%	153	5%	290	6%
Mercer Island	**22,036**	**6%**	**22,699**	**5%**	**31,940**	**5%**
Under 5 years	997	5%	1,009	4%	1,270	4%
5 to 19 years	5,104	23%	4,998	22%	6,538	20%
20 to 34 years	1,916	9%	2,275	10%	4,457	14%
35 to 49 years	5,422	25%	4,627	20%	6,057	19%
50 to 64 years	4,483	20%	5,367	24%	6,916	22%
65 to 79 years	2,900	13%	2,820	12%	4,523	14%
80 years or older	1,214	6%	1,603	7%	2,179	7%
Newcastle	**7,737**	**2%**	**10,380**	**2%**	**15,709**	**3%**
Under 5 years	605	8%	714	7%	1,125	7%
5 to 19 years	1,332	17%	1,915	18%	2,411	15%
20 to 34 years	1,710	22%	1,921	19%	3,287	21%
35 to 49 years	2,314	30%	2,735	26%	3,748	24%
50 to 64 years	1,265	16%	2,161	21%	2,973	19%
65 to 79 years	422	5%	744	7%	1,463	9%
80 years or older	89	1%	190	2%	702	4%
Redmond	**45,256**	**12%**	**54,144**	**12%**	**76,178**	**12%**
Under 5 years	2,888	6%	4,374	8%	4,899	6%
5 to 19 years	7,794	17%	8,766	16%	13,072	17%

	2000 Census Population	Pct	2010 Census Population	Pct	2015 - 2019 average Population	Pct
20 to 34 years	12,727	28%	14,955	28%	21,106	28%
35 to 49 years	10,997	24%	12,692	23%	18,173	24%
50 to 64 years	6,631	15%	8,236	15%	10,005	13%
65 to 79 years	2,543	6%	3,260	6%	6,509	9%
80 years or older	1,676	4%	1,861	3%	2,414	3%
Sammamish	**34,104**	**9%**	**56,454**	**12%**	**74,182**	**12%**
Under 5 years	2,851	8%	4,050	7%	4,855	7%
5 to 19 years	9,235	27%	15,137	27%	18,424	25%
20 to 34 years	4,753	14%	6,814	12%	9,163	12%
35 to 49 years	11,015	32%	16,632	29%	20,486	28%
50 to 64 years	4,890	14%	10,706	19%	14,645	20%
65 to 79 years	1,125	3%	2,543	5%	5,569	8%
80 years or older	235	1%	572	1%	1,040	1%
Woodinville	**9,194**	**2%**	**10,938**	**2%**	**16,903**	**3%**
Under 5 years	599	7%	662	6%	1,405	8%
5 to 19 years	2,056	22%	2,148	20%	2,758	16%
20 to 34 years	1,816	20%	2,017	18%	3,498	21%
35 to 49 years	2,502	27%	2,652	24%	3,861	23%
50 to 64 years	1,425	15%	2,249	21%	2,780	16%
65 to 79 years	485	5%	734	7%	1,602	9%
80 years or older	311	3%	476	4%	999	6%
Yarrow Point	**1,008**	**0%**	**1,001**	**0%**	**1,742**	**0%**
Under 5 years	50	5%	38	4%	61	4%
5 to 19 years	224	22%	259	26%	388	22%
20 to 34 years	78	8%	59	6%	139	8%
35 to 49 years	228	23%	210	21%	301	17%
50 to 64 years	240	24%	239	24%	491	28%
65 to 79 years	148	15%	146	15%	253	15%
80 years or older	40	4%	50	5%	109	6%
Other	**616,399**	**57%**	**661,667**	**54%**	**825,611**	**51%**
Seattle	**563,374**	**91%**	**608,660**	**92%**	**759,424**	**92%**
Under 5 years	26,215	5%	32,036	5%	36,093	5%
5 to 19 years	77,532	14%	78,619	13%	98,255	13%
20 to 34 years	173,296	31%	181,501	30%	239,355	32%
35 to 49 years	139,022	25%	140,601	23%	164,380	22%
50 to 64 years	79,502	14%	110,408	18%	124,570	16%
65 to 79 years	44,927	8%	43,589	7%	72,109	9%
80 years or older	22,880	4%	21,906	4%	24,662	3%
Shoreline	**53,025**	**9%**	**53,007**	**8%**	**66,187**	**8%**
Under 5 years	2,769	5%	2,597	5%	3,945	6%
5 to 19 years	10,415	20%	8,854	17%	9,784	15%
20 to 34 years	9,626	18%	9,843	19%	12,478	19%
35 to 49 years	14,064	27%	11,447	22%	13,936	21%
50 to 64 years	8,437	16%	12,233	23%	13,482	20%
65 to 79 years	5,280	10%	5,133	10%	8,860	13%
80 years or older	2,434	5%	2,900	5%	3,702	6%
Places split by county	**30,150**	**3%**	**33,505**	**3%**	**58,473**	**4%**
Bothell (King Co part)	**16,185**	**54%**	**17,090**	**51%**	**35,123**	**60%**
Under 5 years	984	6%	1,092	6%	2,058	6%
5 to 19 years	3,268	20%	3,090	18%	6,588	19%
20 to 34 years	3,645	23%	3,563	21%	7,507	21%

	2000 Census Population	Pct	2010 Census Population	Pct	2015 - 2019 average Population	Pct
35 to 49 years	4,182	26%	3,676	22%	7,814	22%
50 to 64 years	2,436	15%	3,366	20%	5,880	17%
65 to 79 years	1,174	7%	1,381	8%	3,702	11%
80 years or older	496	3%	922	5%	1,574	4%
Bothell (Snohomish Co part)	**13,965**	**46%**	**16,415**	**49%**	**23,350**	**40%**
Under 5 years	817	6%	1,012	6%	1,643	7%
5 to 19 years	3,327	24%	3,087	19%	4,327	19%
20 to 34 years	2,458	18%	3,316	20%	4,969	21%
35 to 49 years	3,966	28%	3,806	23%	4,949	21%
50 to 64 years	2,188	16%	3,433	21%	4,167	18%
65 to 79 years	897	6%	1,300	8%	2,623	11%
80 years or older	312	2%	461	3%	672	3%
Sphere	**52,935**	**5%**	**70,937**	**6%**	**109,335**	**7%**
Ames Lake CDP	**1,435**	**3%**	**1,486**	**2%**	**2,816**	**3%**
Under 5 years	170	12%	88	6%	182	6%
5 to 19 years	255	18%	330	22%	404	14%
20 to 34 years	268	19%	129	9%	367	13%
35 to 49 years	493	34%	454	31%	621	22%
50 to 64 years	197	14%	385	26%	825	29%
65 to 79 years	39	3%	91	6%	369	13%
80 years or older	13	1%	9	1%	48	2%
Carnation	**1,893**	**4%**	**1,786**	**3%**	**2,991**	**3%**
Under 5 years	187	10%	135	8%	122	4%
5 to 19 years	510	27%	439	25%	596	20%
20 to 34 years	358	19%	323	18%	456	15%
35 to 49 years	574	30%	433	24%	711	24%
50 to 64 years	157	8%	349	20%	695	23%
65 to 79 years	65	3%	73	4%	312	10%
80 years or older	42	2%	34	2%	99	3%
Cottage Lake CDP	**24,330**	**46%**	**22,494**	**32%**	**28,149**	**26%**
Under 5 years	1,534	6%	1,028	5%	1,774	6%
5 to 19 years	7,079	29%	5,584	25%	5,642	20%
20 to 34 years	2,635	11%	2,221	10%	3,197	11%
35 to 49 years	7,720	32%	5,493	24%	5,755	20%
50 to 64 years	4,272	18%	6,319	28%	7,426	26%
65 to 79 years	884	4%	1,531	7%	3,800	13%
80 years or older	206	1%	318	1%	555	2%
Duvall	**4,616**	**9%**	**6,695**	**9%**	**11,822**	**11%**
Under 5 years	459	10%	650	10%	1,036	9%
5 to 19 years	1,123	24%	1,751	26%	2,672	23%
20 to 34 years	971	21%	1,028	15%	1,823	15%
35 to 49 years	1,519	33%	2,014	30%	3,379	29%
50 to 64 years	397	9%	952	14%	2,146	18%
65 to 79 years	119	3%	258	4%	644	5%
80 years or older	28	1%	42	1%	122	1%
Fall City CDP	**1,638**	**3%**	**1,993**	**3%**	**4,548**	**4%**
Under 5 years	87	5%	110	6%	355	8%
5 to 19 years	361	22%	427	21%	927	20%
20 to 34 years	234	14%	263	13%	698	15%
35 to 49 years	496	30%	496	25%	775	17%
50 to 64 years	261	16%	448	22%	868	19%

	2000 Census Population	Pct	2010 Census Population	Pct	2015 - 2019 average Population	Pct
65 to 79 years	139	8%	174	9%	646	14%
80 years or older	60	4%	75	4%	279	6%
Lake Marcel-Stillwater CDP	**1,381**	**3%**	**1,277**	**2%**	**2,876**	**3%**
Under 5 years	114	8%	73	6%	171	6%
5 to 19 years	403	29%	272	21%	335	12%
20 to 34 years	221	16%	190	15%	318	11%
35 to 49 years	479	35%	348	27%	729	25%
50 to 64 years	123	9%	320	25%	640	22%
65 to 79 years	39	3%	60	5%	499	17%
80 years or older	2	0%	14	1%	184	6%
North Bend	**4,746**	**9%**	**5,731**	**8%**	**10,959**	**10%**
Under 5 years	474	10%	413	7%	699	6%
5 to 19 years	919	19%	1,275	22%	1,934	18%
20 to 34 years	1,026	22%	889	16%	1,823	17%
35 to 49 years	1,281	27%	1,478	26%	2,392	22%
50 to 64 years	542	11%	1,136	20%	2,444	22%
65 to 79 years	297	6%	367	6%	1,287	12%
80 years or older	207	4%	173	3%	380	3%
Snoqualmie	**1,631**	**3%**	**10,670**	**15%**	**18,091**	**17%**
Under 5 years	158	10%	1,303	12%	1,441	8%
5 to 19 years	343	21%	2,557	24%	4,770	26%
20 to 34 years	426	26%	1,819	17%	2,755	15%
35 to 49 years	450	28%	3,314	31%	4,849	27%
50 to 64 years	153	9%	1,264	12%	2,726	15%
65 to 79 years	78	5%	351	3%	1,321	7%
80 years or older	23	1%	62	1%	229	1%
Union Hill-Novelty Hill CDP	**11,265**	**21%**	**18,805**	**27%**	**27,083**	**25%**
Under 5 years	823	7%	1,198	6%	1,628	6%
5 to 19 years	3,217	29%	4,064	22%	5,756	21%
20 to 34 years	1,281	11%	2,263	12%	2,998	11%
35 to 49 years	3,750	33%	4,550	24%	6,152	23%
50 to 64 years	1,711	15%	4,319	23%	5,214	19%
65 to 79 years	389	3%	2,034	11%	4,251	16%
80 years or older	94	1%	377	2%	1,084	4%

Source(s):

U.S. Bureau of the Census. 2002. “2000 Decennial Census.”

U.S. Bureau of the Census. 2012. “2010 Decennial Census.”

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A3: Population Race and Age

Meets the requirement of Countywide Planning Policy H-4(g)(1).

	2015 - 2019 average American Indian or Alaska Native alone	Asian alone	Black or African American alone	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone	Total
EKC cities								
<5	13%	7%	8%	4%	8%	13%	5%	6%
5-19	17%	17%	18%	12%	21%	39%	17%	18%
20-34	21%	26%	26%	25%	32%	21%	18%	21%
35-44	10%	22%	20%	9%	15%	11%	14%	16%
45-54	13%	13%	12%	21%	13%	8%	16%	14%
55-64	16%	7%	9%	13%	7%	5%	14%	11%
65-74	9%	5%	5%	1%	2%	2%	9%	7%
75-84	1%	2%	2%	12%	1%	1%	4%	4%
85 +	0%	1%	1%	3%	0%	0%	3%	2%
Beaux Arts Village								
<5		0%			0%	0%	3%	3%
5-19		16%			100%	100%	31%	32%
20-34		0%			0%	0%	5%	5%
35-44		0%			0%	0%	9%	9%
45-54		58%			0%	0%	24%	25%
55-64		0%			0%	0%	9%	8%
65-74		26%			0%	0%	11%	11%
75-84		0%			0%	0%	5%	5%
85 +		0%			0%	0%	3%	2%
Bellevue								
<5	21%	6%	5%	0%	9%	13%	5%	6%
5-19	17%	17%	16%	10%	17%	38%	14%	16%
20-34	28%	31%	30%	47%	39%	25%	18%	24%
35-44	4%	18%	19%	10%	15%	9%	13%	15%
45-54	13%	13%	12%	12%	10%	7%	16%	14%
55-64	17%	7%	9%	20%	8%	4%	15%	11%
65-74	0%	5%	6%	0%	2%	2%	10%	8%
75-84	0%	2%	2%	0%	1%	2%	6%	4%
85 +	0%	1%	1%	0%	0%	0%	3%	2%
Bothell								
<5	22%	6%	12%	0%	9%	13%	5%	6%
5-19	23%	20%	25%	0%	26%	36%	16%	19%
20-34	10%	24%	14%	0%	26%	20%	21%	21%
35-44	20%	24%	16%	0%	15%	11%	14%	16%
45-54	7%	15%	20%	100%	17%	10%	13%	13%
55-64	3%	7%	2%	0%	6%	7%	14%	11%
65-74	15%	3%	4%	0%	1%	2%	11%	8%
75-84	0%	1%	7%	0%	0%	0%	4%	3%
85 +	0%	0%	0%	0%	0%	0%	3%	2%
Clyde Hill								
<5	0%	7%	0%		0%	3%	2%	4%

	2015 - 2019 average American Indian or Alaska Native alone	Asian alone	Black or African American alone	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone	Total
5-19	0%	27%	58%		0%	59%	22%	26%
20-34	0%	10%	0%		0%	3%	8%	8%
35-44	0%	16%	26%		0%	10%	9%	11%
45-54	0%	24%	16%		0%	18%	19%	20%
55-64	100%	13%	0%		100%	0%	15%	14%
65-74	0%	4%	0%		0%	6%	11%	9%
75-84	0%	0%	0%		0%	0%	9%	6%
85 +	0%	0%	0%		0%	0%	5%	3%
Hunts Point								
<5		8%				14%	1%	3%
5-19		8%				45%	19%	19%
20-34		15%				5%	5%	6%
35-44		25%				18%	6%	8%
45-54		10%				5%	18%	16%
55-64		15%				5%	18%	17%
65-74		18%				9%	19%	18%
75-84		0%				0%	11%	10%
85 +		3%				0%	3%	3%
Issaquah								
<5	0%	8%	8%		8%	12%	6%	7%
5-19	84%	15%	6%		23%	52%	17%	18%
20-34	0%	23%	13%		31%	15%	18%	20%
35-44	0%	25%	37%		15%	7%	16%	18%
45-54	0%	14%	8%		16%	7%	16%	15%
55-64	0%	5%	20%		5%	6%	12%	10%
65-74	16%	6%	8%		0%	0%	7%	6%
75-84	0%	3%	0%		1%	1%	5%	4%
85 +	0%	1%	0%		1%	0%	3%	2%
Kenmore								
<5	0%	6%	5%	0%	9%	18%	7%	7%
5-19	4%	16%	11%	0%	16%	35%	15%	16%
20-34	58%	22%	40%	0%	27%	21%	18%	19%
35-44	0%	27%	14%	9%	13%	11%	15%	16%
45-54	0%	11%	18%	1%	7%	9%	15%	14%
55-64	0%	11%	5%	0%	25%	5%	14%	13%
65-74	38%	6%	4%	0%	2%	0%	9%	8%
75-84	0%	0%	3%	72%	0%	1%	4%	4%
85 +	0%	1%	0%	17%	0%	0%	2%	2%
Kirkland								
<5	0%	8%	6%	31%	5%	17%	6%	7%
5-19	9%	12%	23%	7%	27%	32%	15%	16%
20-34	20%	28%	33%	0%	29%	21%	22%	23%
35-44	13%	23%	12%	41%	14%	12%	15%	16%
45-54	17%	11%	10%	0%	17%	8%	14%	13%
55-64	12%	9%	13%	0%	4%	7%	14%	12%
65-74	29%	7%	3%	0%	2%	2%	9%	8%
75-84	0%	3%	0%	20%	0%	2%	4%	3%

	2015 - 2019 average American Indian or Alaska Native alone	Asian alone	Black or African American alone	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone	Total
85 +	0%	1%	0%	1%	1%	0%	2%	1%

	2015 - 2019 average American Indian or Alaska Native alone	Asian alone	Black or African American alone	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone	Total
Medina								
<5		6%	0%		0%	17%	1%	3%
5-19		24%	51%		100%	38%	24%	25%
20-34		9%	17%		0%	5%	5%	6%
35-44		24%	0%		0%	20%	8%	12%
45-54		24%	0%		0%	4%	22%	21%
55-64		8%	0%		0%	16%	16%	14%
65-74		3%	31%		0%	0%	12%	10%
75-84		1%	0%		0%	0%	8%	6%
85 +		0%	0%		0%	0%	4%	3%
Mercer Island								
<5	0%	4%	18%	0%	25%	7%	3%	4%
5-19	0%	18%	31%	0%	22%	50%	20%	21%
20-34	0%	15%	20%	100%	8%	11%	12%	13%
35-44	0%	13%	8%	0%	11%	15%	10%	11%
45-54	55%	20%	4%	0%	8%	9%	17%	17%
55-64	5%	14%	7%	0%	8%	4%	15%	14%
65-74	0%	8%	5%	0%	18%	3%	12%	11%
75-84	41%	5%	3%	0%	0%	0%	6%	6%
85 +	0%	3%	3%	0%	0%	1%	4%	4%
Newcastle								
<5	0%	8%	13%		13%	18%	6%	7%
5-19	0%	9%	15%		12%	39%	16%	15%
20-34	100%	25%	13%		31%	25%	18%	20%
35-44	0%	23%	24%		44%	6%	16%	18%
45-54	0%	13%	18%		0%	2%	17%	15%
55-64	0%	13%	12%		0%	6%	13%	12%
65-74	0%	5%	0%		0%	2%	7%	6%
75-84	0%	2%	1%		0%	2%	4%	3%
85 +	0%	2%	4%		0%	0%	3%	3%
Redmond								
<5	14%	9%	8%	0%	9%	13%	5%	7%
5-19	8%	17%	13%	38%	17%	33%	16%	17%
20-34	11%	31%	34%	0%	42%	31%	25%	28%
35-44	22%	23%	24%	0%	16%	14%	15%	18%
45-54	17%	10%	7%	48%	6%	5%	13%	12%
55-64	27%	4%	10%	14%	4%	2%	12%	8%
65-74	0%	4%	3%	0%	2%	2%	9%	6%
75-84	0%	2%	1%	0%	3%	1%	3%	3%
85 +	0%	0%	1%	0%	0%	0%	3%	2%
Sammamish								
<5	8%	8%	16%	30%	9%	11%	5%	7%
5-19	24%	24%	19%	0%	17%	52%	24%	25%
20-34	13%	12%	15%	0%	21%	10%	11%	11%
35-44	7%	28%	28%	0%	23%	11%	14%	18%
45-54	16%	16%	15%	31%	23%	11%	20%	18%
55-64	32%	6%	4%	20%	3%	3%	16%	12%

	2015 - 2019 average American Indian or Alaska Native alone	Asian alone	Black or African American alone	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone	Total
65-74	0%	3%	4%	19%	3%	2%	7%	6%
75-84	0%	2%	0%	0%	0%	0%	2%	2%
85 +	0%	0%	0%	0%	0%	0%	1%	1%
Woodinville								
<5	0%	5%	13%	0%	0%	11%	9%	9%
5-19	0%	21%	40%	0%	11%	23%	14%	16%
20-34	35%	17%	21%	100%	19%	22%	21%	20%
35-44	17%	29%	0%	0%	27%	10%	16%	17%
45-54	0%	14%	16%	0%	5%	3%	13%	13%
55-64	48%	6%	6%	0%	38%	14%	11%	11%
65-74	0%	8%	4%	0%	0%	9%	8%	7%
75-84	0%	0%	0%	0%	0%	0%	4%	3%
85 +	0%	0%	0%	0%	0%	9%	4%	4%
Yarrow Point								
<5		3%		0%	0%	4%	3%	3%
5-19		18%		100%	0%	83%	20%	23%
20-34		8%		0%	0%	4%	5%	5%
35-44		13%		0%	60%	0%	9%	9%
45-54		33%		0%	0%	9%	21%	22%
55-64		14%		0%	40%	0%	19%	17%
65-74		5%		0%	0%	0%	12%	10%
75-84		6%		0%	0%	0%	6%	5%
85 +		0%		0%	0%	0%	5%	4%
Other								
Seattle								
<5	5%	2%	7%	4%	5%	12%	4%	5%
5-19	13%	11%	20%	17%	20%	28%	11%	13%
20-34	26%	40%	25%	32%	39%	32%	30%	32%
35-44	15%	14%	14%	14%	17%	13%	16%	15%
45-54	13%	10%	11%	22%	9%	8%	13%	12%
55-64	14%	9%	12%	3%	7%	5%	12%	11%
65-74	9%	7%	6%	4%	3%	2%	8%	7%
75-84	3%	5%	3%	2%	1%	0%	3%	3%
85 +	2%	2%	2%	1%	0%	1%	2%	2%
Shoreline								
<5	0%	3%	7%	14%	14%	17%	5%	6%
5-19	13%	12%	24%	19%	19%	28%	13%	14%
20-34	3%	20%	29%	36%	31%	16%	17%	19%
35-44	29%	13%	12%	2%	18%	19%	15%	15%
45-54	23%	18%	13%	8%	2%	9%	14%	14%
55-64	20%	16%	8%	12%	12%	6%	14%	14%
65-74	3%	9%	4%	7%	0%	4%	12%	10%
75-84	9%	5%	0%	0%	0%	1%	6%	5%
85 +	0%	4%	2%	2%	3%	0%	3%	3%

	2015 - 2019 average American Indian or Alaska Native alone	Asian alone	Black or African American alone	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone	Total
Places split by county								
Bothell (King Co part)								
<5	24%	5%	9%	0%	10%	11%	5%	6%
5-19	25%	20%	31%	0%	31%	37%	15%	19%
20-34	4%	27%	11%	0%	23%	22%	20%	21%
35-44	25%	21%	20%	0%	14%	13%	13%	15%
45-54	9%	18%	23%	100%	17%	7%	13%	14%
55-64	0%	6%	2%	0%	4%	8%	14%	11%
65-74	13%	3%	4%	0%	0%	4%	12%	9%
75-84	0%	0%	0%	0%	0%	0%	4%	3%
85 +	0%	1%	0%	0%	0%	0%	4%	3%
Bothell (Snohomish Co part)								
<5	18%	8%	15%		2%	15%	6%	7%
5-19	16%	20%	19%		1%	36%	17%	19%
20-34	25%	20%	17%		39%	16%	21%	21%
35-44	7%	29%	11%		23%	10%	14%	17%
45-54	0%	9%	16%		17%	15%	12%	12%
55-64	11%	8%	3%		13%	6%	14%	12%
65-74	22%	3%	3%		6%	1%	10%	8%
75-84	0%	3%	16%		0%	1%	5%	4%
85 +	0%	0%	0%		0%	0%	1%	1%
Seattle-Bellevue HMFA counties								
King County								
<5	8%	5%	8%	7%	9%	13%	5%	6%
5-19	18%	15%	21%	23%	27%	34%	14%	17%
20-34	25%	29%	25%	28%	28%	25%	22%	24%
35-44	12%	17%	15%	16%	18%	11%	15%	15%
45-54	14%	13%	12%	12%	11%	7%	14%	13%
55-64	12%	10%	10%	9%	5%	5%	14%	12%
65-74	7%	7%	6%	4%	2%	2%	9%	8%
75-84	3%	3%	2%	2%	1%	1%	4%	3%
85 +	1%	1%	1%	0%	0%	0%	2%	2%
Snohomish County								
<5	8%	5%	7%	5%	8%	15%	6%	6%
5-19	24%	17%	19%	13%	28%	35%	17%	18%
20-34	23%	23%	25%	28%	27%	22%	20%	21%
35-44	13%	17%	18%	20%	18%	11%	13%	14%
45-54	12%	15%	16%	16%	12%	8%	14%	14%
55-64	11%	12%	10%	11%	5%	6%	15%	13%
65-74	8%	7%	4%	6%	1%	2%	9%	8%
75-84	2%	3%	1%	2%	1%	1%	4%	3%
85 +	0%	1%	0%	0%	0%	0%	2%	1%
Sphere								
Ames Lake CDP								
<5		0%	0%			0%	7%	6%
5-19		10%	0%			60%	12%	13%

	2015 - 2019 average American Indian or Alaska Native alone	Asian alone	Black or African American alone	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone	Total
20-34		29%	0%			15%	10%	11%
35-44		28%	0%			25%	16%	17%
45-54		33%	0%			0%	18%	18%
55-64		0%	100%			0%	24%	23%
65-74		0%	0%			0%	10%	9%
75-84		0%	0%			0%	3%	2%
85 +		0%	0%			0%	0%	0%
Carnation								
<5		0%	0%	0%	0%	12%	4%	4%
5-19		13%	0%	0%	0%	29%	21%	21%
20-34		17%	100%	25%	0%	27%	13%	14%
35-44		23%	0%	0%	100%	23%	18%	18%
45-54		37%	0%	0%	0%	8%	15%	15%
55-64		10%	0%	0%	0%	0%	18%	17%
65-74		0%	0%	0%	0%	0%	9%	8%
75-84		0%	0%	75%	0%	0%	2%	2%
85 +		0%	0%	0%	0%	0%	1%	1%
Cottage Lake CDP								
<5		6%	0%	72%	0%	25%	5%	6%
5-19		17%	22%	0%	0%	34%	20%	20%
20-34		11%	31%	0%	12%	14%	10%	10%
35-44		28%	12%	28%	22%	14%	12%	13%
45-54		19%	19%	0%	66%	5%	18%	17%
55-64		10%	9%	0%	0%	5%	20%	18%
65-74		8%	6%	0%	0%	1%	12%	11%
75-84		2%	0%	0%	0%	2%	3%	3%
85 +		0%	0%	0%	0%	0%	1%	0%
Duvall								
<5		5%	0%		0%	39%	8%	8%
5-19		17%	0%		31%	36%	23%	23%
20-34		23%	83%		28%	8%	12%	14%
35-44		11%	0%		11%	9%	22%	20%
45-54		30%	2%		29%	0%	19%	19%
55-64		3%	15%		0%	7%	11%	10%
65-74		5%	0%		0%	0%	4%	3%
75-84		7%	0%		0%	0%	1%	1%
85 +		0%	0%		0%	0%	0%	0%
Fall City CDP								
<5		0%		0%	0%	24%	7%	8%
5-19		12%		0%	0%	26%	21%	20%
20-34		13%		0%	56%	21%	12%	14%
35-44		21%		0%	0%	17%	13%	13%
45-54		0%		0%	44%	0%	17%	15%
55-64		28%		0%	0%	12%	10%	11%
65-74		21%		100%	0%	0%	14%	14%
75-84		0%		0%	0%	0%	2%	1%
85 +		4%		0%	0%	0%	5%	4%

	2015 - 2019 average American Indian or Alaska Native alone	Asian alone	Black or African American alone	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone	Total
Lake Marcel-Stillwater CDP								
<5						0%	6%	6%
5-19						0%	10%	10%
20-34						43%	7%	7%
35-44						0%	24%	23%
45-54						57%	11%	12%
55-64						0%	20%	20%
65-74						0%	13%	13%
75-84						0%	6%	6%
85 +						0%	3%	3%
North Bend								
<5		0%	0%		8%	23%	6%	7%
5-19		9%	0%		37%	48%	16%	18%
20-34		17%	0%		21%	0%	15%	15%
35-44		24%	15%		16%	10%	17%	17%
45-54		35%	15%		18%	12%	15%	16%
55-64		0%	0%		0%	7%	17%	14%
65-74		15%	71%		0%	0%	9%	9%
75-84		0%	0%		0%	0%	2%	2%
85 +		0%	0%		0%	0%	2%	2%
Snoqualmie								
<5	0%	7%	0%		0%	11%	8%	8%
5-19	0%	20%	33%		0%	49%	27%	27%
20-34	0%	26%	24%		100%	19%	13%	15%
35-44	0%	19%	43%		0%	7%	21%	20%
45-54	100%	19%	0%		0%	8%	16%	15%
55-64	0%	5%	0%		0%	6%	9%	8%
65-74	0%	4%	0%		0%	0%	6%	5%
75-84	0%	0%	0%		0%	0%	1%	1%
85 +	0%	0%	0%		0%	0%	0%	0%
Union Hill-Novelty Hill CDP								
<5	0%	8%	0%		0%	12%	5%	6%
5-19	0%	28%	45%		41%	47%	17%	21%
20-34	31%	9%	0%		0%	11%	10%	10%
35-44	0%	30%	25%		24%	12%	11%	16%
45-54	0%	13%	11%		0%	8%	17%	15%
55-64	49%	4%	5%		35%	6%	15%	12%
65-74	0%	5%	14%		0%	1%	14%	11%
75-84	20%	3%	0%		0%	0%	9%	7%
85 +	0%	0%	0%		0%	3%	1%	1%

Source(s):

U.S. Bureau of the Census. 2011. "2006-2010 American Community Survey 5-year Estimates."

U.S. Bureau of the Census. 2020. "2015-2019 American Community Survey 5-year Estimates."

Exhibit A4: Population Age and Disability

Meets the requirement of Countywide Planning Policy H-4(g)(2).

	2015 - 2019 average	
	No disability	With a disability
EKC cities		
Under 5 years:	100%	0%
5 to 17 years:	96%	4%
18 to 34 years:	96%	4%
35 to 64 years:	94%	6%
65 to 74 years:	85%	15%
75 years and over:	53%	47%
Beaux Arts Village		
Under 5 years:	100%	0%
5 to 17 years:	98%	2%
18 to 34 years:	100%	0%
35 to 64 years:	94%	6%
65 to 74 years:	98%	2%
75 years and over:	62%	38%
Bellevue		
Under 5 years:	100%	0%
5 to 17 years:	96%	4%
18 to 34 years:	97%	3%
35 to 64 years:	93%	7%
65 to 74 years:	82%	18%
75 years and over:	56%	44%
Bothell		
Under 5 years:	100%	0%
5 to 17 years:	97%	3%
18 to 34 years:	95%	5%
35 to 64 years:	90%	10%
65 to 74 years:	79%	21%
75 years and over:	46%	54%
Clyde Hill		
Under 5 years:	100%	0%
5 to 17 years:	97%	3%
18 to 34 years:	96%	4%
35 to 64 years:	98%	2%
65 to 74 years:	91%	9%
75 years and over:	67%	33%
Hunts Point		
Under 5 years:	100%	0%
5 to 17 years:	100%	0%
18 to 34 years:	100%	0%
35 to 64 years:	99%	1%
65 to 74 years:	73%	27%
75 years and over:	67%	33%
Issaquah		
Under 5 years:	100%	0%
5 to 17 years:	97%	3%

18 to 34 years:	97%	3%
35 to 64 years:	95%	5%
65 to 74 years:	88%	12%
75 years and over:	48%	52%
Kenmore		
Under 5 years:	99%	1%
5 to 17 years:	97%	3%
18 to 34 years:	92%	8%
35 to 64 years:	93%	7%
65 to 74 years:	88%	12%
75 years and over:	51%	49%
Kirkland		
Under 5 years:	100%	0%
5 to 17 years:	97%	3%
18 to 34 years:	96%	4%
35 to 64 years:	94%	6%
65 to 74 years:	85%	15%
75 years and over:	57%	43%
Medina		
Under 5 years:	100%	0%
5 to 17 years:	99%	1%
18 to 34 years:	100%	0%
35 to 64 years:	99%	1%
65 to 74 years:	93%	7%
75 years and over:	63%	37%
Mercer Island		
Under 5 years:	99%	1%
5 to 17 years:	96%	4%
18 to 34 years:	94%	6%
35 to 64 years:	94%	6%
65 to 74 years:	88%	12%
75 years and over:	49%	51%
Newcastle		
Under 5 years:	100%	0%
5 to 17 years:	96%	4%
18 to 34 years:	96%	4%
35 to 64 years:	95%	5%
65 to 74 years:	87%	13%
75 years and over:	57%	43%
Redmond		
Under 5 years:	100%	0%
5 to 17 years:	97%	3%
18 to 34 years:	97%	3%
35 to 64 years:	95%	5%
65 to 74 years:	87%	13%
75 years and over:	46%	54%
Sammamish		
Under 5 years:	100%	0%
5 to 17 years:	97%	3%
18 to 34 years:	97%	3%
35 to 64 years:	97%	3%
65 to 74 years:	88%	12%
75 years and over:	64%	36%

Woodinville		
Under 5 years:	100%	0%
5 to 17 years:	93%	7%
18 to 34 years:	96%	4%
35 to 64 years:	94%	6%
65 to 74 years:	88%	12%
75 years and over:	34%	66%
Yarrow Point		
Under 5 years:	100%	0%
5 to 17 years:	96%	4%
18 to 34 years:	100%	0%
35 to 64 years:	99%	1%
65 to 74 years:	94%	6%
75 years and over:	52%	48%
Other		
Seattle		
Under 5 years:	99%	1%
5 to 17 years:	97%	3%
18 to 34 years:	95%	5%
35 to 64 years:	91%	9%
65 to 74 years:	80%	20%
75 years and over:	53%	47%
Shoreline		
Under 5 years:	97%	3%
5 to 17 years:	97%	3%
18 to 34 years:	94%	6%
35 to 64 years:	89%	11%
65 to 74 years:	79%	21%
75 years and over:	46%	54%
Places split by county		
Bothell (King Co part)		
Under 5 years:	100%	0%
5 to 17 years:	96%	4%
18 to 34 years:	95%	5%
35 to 64 years:	90%	10%
65 to 74 years:	81%	19%
75 years and over:	30%	70%
Bothell (Snohomish Co part)		
Under 5 years:	100%	0%
5 to 17 years:	98%	2%
18 to 34 years:	95%	5%
35 to 64 years:	90%	10%
65 to 74 years:	74%	26%
75 years and over:	74%	26%
Seattle-Bellevue HMFA counties		
King County		
Under 5 years:	99%	1%
5 to 17 years:	96%	4%
18 to 34 years:	95%	5%
35 to 64 years:	91%	9%
65 to 74 years:	79%	21%
75 years and over:	51%	49%

Snohomish County		
Under 5 years:	99%	1%
5 to 17 years:	94%	6%
18 to 34 years:	93%	7%
35 to 64 years:	89%	11%
65 to 74 years:	75%	25%
75 years and over:	49%	51%
Sphere		
Ames Lake CDP		
Under 5 years:	100%	0%
5 to 17 years:	100%	0%
18 to 34 years:	91%	9%
35 to 64 years:	92%	8%
65 to 74 years:	84%	16%
75 years and over:	100%	0%
Carnation		
Under 5 years:	100%	0%
5 to 17 years:	97%	3%
18 to 34 years:	85%	15%
35 to 64 years:	88%	12%
65 to 74 years:	81%	19%
75 years and over:	33%	67%
Cottage Lake CDP		
Under 5 years:	100%	0%
5 to 17 years:	96%	4%
18 to 34 years:	94%	6%
35 to 64 years:	97%	3%
65 to 74 years:	83%	17%
75 years and over:	64%	36%
Duvall		
Under 5 years:	100%	0%
5 to 17 years:	100%	0%
18 to 34 years:	91%	9%
35 to 64 years:	94%	6%
65 to 74 years:	87%	13%
75 years and over:	73%	27%
Fall City CDP		
Under 5 years:	100%	0%
5 to 17 years:	90%	10%
18 to 34 years:	92%	8%
35 to 64 years:	92%	8%
65 to 74 years:	68%	32%
75 years and over:	23%	77%
Lake Marcel-Stillwater CDP		
Under 5 years:	100%	0%
5 to 17 years:	88%	12%
18 to 34 years:	90%	10%
35 to 64 years:	100%	0%
65 to 74 years:	86%	14%
75 years and over:	63%	37%
North Bend		
Under 5 years:	100%	0%
5 to 17 years:	100%	0%

18 to 34 years:	94%	6%
35 to 64 years:	91%	9%
65 to 74 years:	79%	21%
75 years and over:	41%	59%
Snoqualmie		
Under 5 years:	98%	2%
5 to 17 years:	99%	1%
18 to 34 years:	93%	7%
35 to 64 years:	97%	3%
65 to 74 years:	80%	20%
75 years and over:	33%	67%
Union Hill-Novelty Hill CDP		
Under 5 years:	100%	0%
5 to 17 years:	97%	3%
18 to 34 years:	94%	6%
35 to 64 years:	95%	5%
65 to 74 years:	84%	16%
75 years and over:	65%	35%

Source(s):

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A5: Household Types

	2000 Census Households	Pct	2010 Census Households	Pct	2015 - 2019 average Households	Pct
Counties	**935,768**	**67%**	**1,057,557**	**66%**	**1,175,851**	**66%**
King County	**710,916**	**76%**	**789,232**	**75%**	**882,028**	**75%**
Living Alone	217,163	31%	244,699	31%	256,909	29%
Married with Children	150,574	21%	158,646	20%	183,820	21%
Married, No Children at Home	179,194	25%	198,845	25%	238,080	27%
Other	112,662	16%	132,181	17%	150,169	17%
Single Parent with Children	51,323	7%	54,861	7%	53,050	6%
Snohomish County	**224,852**	**24%**	**268,325**	**25%**	**293,823**	**25%**
Living Alone	50,820	23%	65,319	24%	67,308	23%
Married with Children	63,246	28%	63,290	24%	67,340	23%
Married, No Children at Home	62,711	28%	77,210	29%	91,499	31%
Other	27,558	12%	39,040	15%	44,955	15%
Single Parent with Children	20,517	9%	23,466	9%	22,721	8%
EKC cities	**150,605**	**11%**	**178,658**	**11%**	**224,275**	**13%**
Beaux Arts Village	**121**	**0%**	**113**	**0%**	**134**	**0%**
Living Alone	20	17%	23	20%	20	15%
Married with Children	35	29%	37	33%	64	48%
Married, No Children at Home	50	41%	43	38%	39	29%
Other	11	9%	3	3%	9	7%
Single Parent with Children	5	4%	7	6%	2	1%
Bellevue	**45,836**	**30%**	**50,355**	**28%**	**58,107**	**26%**
Living Alone	13,010	28%	14,141	28%	15,090	26%
Married with Children	10,177	22%	11,758	23%	15,579	27%
Married, No Children at Home	14,103	31%	14,872	30%	17,323	30%
Other	6,138	13%	6,911	14%	7,551	13%
Single Parent with Children	2,408	5%	2,673	5%	2,564	4%
Bothell	**11,923**	**8%**	**13,497**	**8%**	**17,262**	**8%**
Living Alone	3,068	26%	3,668	27%	4,063	24%
Married with Children	3,147	26%	3,137	23%	4,503	26%
Married, No Children at Home	3,277	27%	3,863	29%	5,290	31%
Other	1,542	13%	1,894	14%	2,552	15%
Single Parent with Children	889	7%	935	7%	854	5%
Bothell (King Co. part)	**6,756**	**4%**	**7,110**	**4%**	**11,026**	**5%**
Living Alone	1,992	29%	2,151	30%	2,977	27%
Married with Children	1,535	23%	1,528	21%	2,629	24%
Married, No Children at Home	1,723	26%	1,861	26%	3,267	30%
Other	954	14%	1,039	15%	1,582	14%
Single Parent with Children	552	8%	531	7%	571	5%

	2000 Census		2010 Census		2015 - 2019 average	
	Households	Pct	Households	Pct	Households	Pct
Bothell (Sno. Co. part)	**5,167**	**3%**	**6,387**	**4%**	**6,236**	**3%**
Living Alone	1,076	21%	1,517	24%	1,086	17%
Married with Children	1,612	31%	1,609	25%	1,874	30%
Married, No Children at Home	1,554	30%	2,002	31%	2,023	32%
Other	588	11%	855	13%	970	16%
Single Parent with Children	337	7%	404	6%	283	5%
Clyde Hill	**1,054**	**1%**	**1,028**	**1%**	**1,131**	**1%**
Living Alone	135	13%	125	12%	138	12%
Married with Children	332	31%	392	38%	447	40%
Married, No Children at Home	493	47%	422	41%	415	37%
Other	62	6%	49	5%	83	7%
Single Parent with Children	32	3%	40	4%	48	4%
Hunts Point	**165**	**0%**	**151**	**0%**	**155**	**0%**
Living Alone	25	15%	25	17%	30	19%
Married with Children	47	28%	42	28%	38	25%
Married, No Children at Home	74	45%	71	47%	73	47%
Other	13	8%	10	7%	11	7%
Single Parent with Children	6	4%	3	2%	3	2%
Issaquah	**4,840**	**3%**	**12,841**	**7%**	**15,525**	**7%**
Living Alone	1,498	31%	3,867	30%	4,059	26%
Married with Children	1,039	21%	3,309	26%	4,174	27%
Married, No Children at Home	1,252	26%	3,351	26%	4,145	27%
Other	664	14%	1,516	12%	2,188	14%
Single Parent with Children	387	8%	798	6%	959	6%
Kenmore	**7,307**	**5%**	**7,984**	**4%**	**8,858**	**4%**
Living Alone	1,762	24%	1,870	23%	2,059	23%
Married with Children	1,928	26%	1,965	25%	2,489	28%
Married, No Children at Home	2,170	30%	2,447	31%	2,711	31%
Other	925	13%	1,151	14%	1,165	13%
Single Parent with Children	522	7%	551	7%	434	5%
Kirkland	**20,736**	**14%**	**22,445**	**13%**	**36,480**	**16%**
Living Alone	7,385	36%	8,090	36%	9,933	27%
Married with Children	3,494	17%	3,961	18%	8,834	24%
Married, No Children at Home	5,210	25%	5,534	25%	10,931	30%
Other	3,307	16%	3,554	16%	4,914	13%
Single Parent with Children	1,340	6%	1,306	6%	1,868	5%
Medina	**1,111**	**1%**	**1,061**	**1%**	**1,195**	**1%**
Living Alone	163	15%	172	16%	228	19%
Married with Children	380	34%	366	34%	451	38%
Married, No Children at Home	449	40%	410	39%	458	38%
Other	76	7%	64	6%	16	1%
Single Parent with Children	43	4%	49	5%	42	4%

	2000 Census		2010 Census		2015 - 2019 average	
	Households	Pct	Households	Pct	Households	Pct
Mercer Island	**8,437**	**6%**	**9,109**	**5%**	**10,199**	**5%**
Living Alone	1,861	22%	2,198	24%	2,361	23%
Married with Children	2,547	30%	2,475	27%	2,724	27%
Married, No Children at Home	2,991	35%	3,196	35%	3,467	34%
Other	591	7%	736	8%	1,091	11%
Single Parent with Children	447	5%	504	6%	556	5%
Newcastle	**3,028**	**2%**	**4,021**	**2%**	**4,504**	**2%**
Living Alone	620	20%	876	22%	963	21%
Married with Children	915	30%	1,181	29%	1,305	29%
Married, No Children at Home	1,015	34%	1,297	32%	1,537	34%
Other	354	12%	474	12%	476	11%
Single Parent with Children	124	4%	193	5%	223	5%
Redmond	**19,102**	**13%**	**22,550**	**13%**	**26,437**	**12%**
Living Alone	5,798	30%	6,668	30%	6,748	26%
Married with Children	4,272	22%	5,741	25%	7,929	30%
Married, No Children at Home	5,064	27%	5,842	26%	7,304	28%
Other	2,804	15%	2,986	13%	3,397	13%
Single Parent with Children	1,164	6%	1,313	6%	1,059	4%
Sammamish	**11,131**	**7%**	**15,154**	**8%**	**21,515**	**10%**
Living Alone	1,051	9%	1,721	11%	2,248	10%
Married with Children	5,400	49%	7,060	47%	10,391	48%
Married, No Children at Home	3,449	31%	4,588	30%	6,557	30%
Other	698	6%	981	6%	1,132	5%
Single Parent with Children	533	5%	804	5%	1,187	6%
Woodinville	**3,512**	**2%**	**4,478**	**3%**	**5,094**	**2%**
Living Alone	899	26%	1,354	30%	1,593	31%
Married with Children	1,060	30%	1,083	24%	1,322	26%
Married, No Children at Home	961	27%	1,241	28%	1,341	26%
Other	357	10%	517	12%	668	13%
Single Parent with Children	235	7%	283	6%	170	3%
Yarrow Point	**379**	**0%**	**374**	**0%**	**417**	**0%**
Living Alone	58	15%	65	17%	39	9%
Married with Children	126	33%	128	34%	160	38%
Married, No Children at Home	171	45%	143	38%	197	47%
Other	19	5%	20	5%	2	0%
Single Parent with Children	5	1%	18	5%	19	5%
Other	**279,215**	**20%**	**305,071**	**19%**	**353,904**	**20%**
Seattle	**258,499**	**93%**	**283,510**	**93%**	**331,836**	**94%**
Living Alone	105,542	41%	117,054	41%	127,847	39%
Married with Children	32,349	13%	37,035	13%	46,723	14%
Married, No Children at Home	52,299	20%	55,487	20%	73,307	22%
Other	54,348	21%	59,731	21%	69,704	21%

	2000 Census Households	Pct	2010 Census Households	Pct	2015 - 2019 average Households	Pct
Single Parent with Children	13,961	5%	14,203	5%	14,255	4%
Shoreline	**20,716**	**7%**	**21,561**	**7%**	**22,068**	**6%**
Living Alone	5,459	26%	6,410	30%	5,975	27%
Married with Children	4,813	23%	4,006	19%	4,643	21%
Married, No Children at Home	5,793	28%	5,993	28%	6,515	30%
Other	3,123	15%	3,653	17%	3,596	16%
Single Parent with Children	1,528	7%	1,499	7%	1,339	6%
Sphere	**31,988**	**2%**	**53,303**	**3%**	**39,654**	**2%**
Ames Lake CDP	**514**	**2%**	**560**	**1%**	**610**	**2%**
Living Alone	63	12%	102	18%	80	13%
Married with Children	195	38%	178	32%	130	21%
Married, No Children at Home	180	35%	202	36%	328	54%
Other	50	10%	52	9%	64	10%
Single Parent with Children	26	5%	26	5%	8	1%
Bothell East CDP		**0%**	**2,879**	**5%**	**3,969**	**10%**
Living Alone			513	18%	545	14%
Married with Children			1,040	36%	1,782	45%
Married, No Children at Home			826	29%	1,136	29%
Other			315	11%	269	7%
Single Parent with Children			185	6%	237	6%
Bothell West CDP		**0%**	**6,123**	**11%**	**7,581**	**19%**
Living Alone			1,254	20%	1,178	16%
Married with Children			1,788	29%	2,460	32%
Married, No Children at Home			1,789	29%	2,581	34%
Other			841	14%	1,001	13%
Single Parent with Children			451	7%	361	5%
Carnation	**636**	**2%**	**631**	**1%**	**689**	**2%**
Living Alone	111	17%	120	19%	103	15%
Married with Children	248	39%	198	31%	175	25%
Married, No Children at Home	145	23%	171	27%	266	39%
Other	69	11%	74	12%	100	15%
Single Parent with Children	63	10%	68	11%	45	7%
Cottage Lake CDP	**7,772**	**24%**	**7,674**	**14%**	**7,830**	**20%**
Living Alone	719	9%	827	11%	765	10%
Married with Children	3,627	47%	2,768	36%	2,574	33%
Married, No Children at Home	2,570	33%	3,166	41%	3,660	47%
Other	455	6%	584	8%	516	7%
Single Parent with Children	401	5%	329	4%	315	4%
Duvall	**1,596**	**5%**	**2,224**	**4%**	**2,681**	**7%**
Living Alone	211	13%	320	14%	363	14%
Married with Children	657	41%	972	44%	1,040	39%
Married, No Children at Home	483	30%	590	27%	836	31%

	2000 Census		2010 Census		2015 - 2019 average	
	Households	Pct	Households	Pct	Households	Pct
Other	114	7%	190	9%	286	11%
Single Parent with Children	131	8%	152	7%	156	6%
Eastgate CDP	**1,708**	**5%**	**1,791**	**3%**		**0%**
Living Alone	320	19%	373	21%		
Married with Children	439	26%	507	28%		
Married, No Children at Home	572	33%	526	29%		
Other	262	15%	273	15%		
Single Parent with Children	115	7%	112	6%		
Fall City CDP	**644**	**2%**	**762**	**1%**	**785**	**2%**
Living Alone	127	20%	146	19%	102	13%
Married with Children	158	25%	184	24%	224	29%
Married, No Children at Home	221	34%	241	32%	305	39%
Other	78	12%	115	15%	111	14%
Single Parent with Children	60	9%	76	10%	43	5%
Inglewood-Finn Hill CDP	**8,306**	**26%**	**8,751**	**16%**		**0%**
Living Alone	1,472	18%	1,756	20%		
Married with Children	2,591	31%	2,213	25%		
Married, No Children at Home	2,541	31%	2,922	33%		
Other	1,083	13%	1,297	15%		
Single Parent with Children	619	7%	563	6%		
Kingsgate CDP	**4,314**	**13%**	**4,878**	**9%**		**0%**
Living Alone	863	20%	1,143	23%		
Married with Children	1,268	29%	1,196	25%		
Married, No Children at Home	1,236	29%	1,483	30%		
Other	581	13%	698	14%		
Single Parent with Children	366	8%	358	7%		
Klahanie CDP		**0%**	**3,806**	**7%**		**0%**
Living Alone			650	17%		
Married with Children			1,567	41%		
Married, No Children at Home			975	26%		
Other			299	8%		
Single Parent with Children			315	8%		
Lake Marcel-Stillwater CDP	**441**	**1%**	**458**	**1%**	**536**	**1%**
Living Alone	42	10%	62	14%	27	5%
Married with Children	225	51%	140	31%	103	19%
Married, No Children at Home	119	27%	184	40%	368	69%
Other	30	7%	50	11%	38	7%
Single Parent with Children	25	6%	22	5%	0	0%
North Bend	**1,841**	**6%**	**2,210**	**4%**	**2,600**	**7%**
Living Alone	437	24%	549	25%	527	20%
Married with Children	544	30%	615	28%	652	25%
Married, No Children at Home	507	28%	554	25%	940	36%
Other	202	11%	305	14%	372	14%

	2000 Census Households	Pct	2010 Census Households	Pct	2015 - 2019 average Households	Pct
Single Parent with Children	151	8%	187	8%	109	4%
Snoqualmie	**632**	**2%**	**3,547**	**7%**	**4,361**	**11%**
Living Alone	159	25%	465	13%	361	8%
Married with Children	160	25%	1,652	47%	2,114	48%
Married, No Children at Home	146	23%	877	25%	1,339	31%
Other	82	13%	296	8%	286	7%
Single Parent with Children	85	13%	257	7%	261	6%
Union Hill-Novelty Hill CDP	**3,584**	**11%**	**7,009**	**13%**	**8,012**	**20%**
Living Alone	324	9%	1,267	18%	1,347	17%
Married with Children	1,746	49%	2,320	33%	2,953	37%
Married, No Children at Home	1,074	30%	2,617	37%	3,025	38%
Other	272	8%	536	8%	532	7%
Single Parent with Children	168	5%	269	4%	155	2%

Source(s):

U.S. Bureau of the Census. 2002. “2000 Decennial Census.”

U.S. Bureau of the Census. 2012. “2010 Decennial Census.”

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A6: Household Sizes

	2000 Census	2006 - 2010 average	2015 - 2019 average
EKC cities			
1-person household	26%	28%	24%
2-person household	36%	35%	34%
3-person household	16%	16%	18%
4-person household	15%	15%	17%
5-person household	5%	5%	5%
6-person household	2%	1%	1%
7-or-more-person household	1%	0%	1%
Beaux Arts Village			
1-person household	17%	12%	15%
2-person household	45%	32%	25%
3-person household	13%	12%	20%
4-person household	21%	29%	29%
5-person household	4%	12%	8%
6-person household	1%	2%	1%
7-or-more-person household	0%	0%	1%
Bellevue			
1-person household	28%	29%	26%
2-person household	37%	36%	35%
3-person household	15%	16%	18%
4-person household	13%	13%	15%
5-person household	5%	5%	4%
6-person household	2%	1%	1%
7-or-more-person household	1%	0%	1%
Bothell			
1-person household	26%	29%	24%
2-person household	34%	34%	35%
3-person household	16%	16%	16%
4-person household	16%	15%	17%
5-person household	6%	4%	5%
6-person household	2%	1%	2%
7-or-more-person household	1%	1%	1%
Clyde Hill			
1-person household	13%	9%	12%
2-person household	44%	34%	32%
3-person household	15%	15%	21%
4-person household	17%	22%	20%
5-person household	8%	17%	12%
6-person household	3%	4%	2%

	2000 Census	2006 - 2010 average	2015 - 2019 average
7-or-more-person household	0%	1%	1%
Hunts Point			
1-person household	15%	9%	19%
2-person household	44%	54%	45%
3-person household	17%	13%	8%
4-person household	12%	20%	17%
5-person household	8%	2%	10%
6-person household	3%	2%	1%
7-or-more-person household	1%	1%	0%
Issaquah			
1-person household	31%	29%	26%
2-person household	36%	37%	36%
3-person household	15%	15%	17%
4-person household	13%	12%	15%
5-person household	4%	4%	5%
6-person household	1%	1%	1%
7-or-more-person household	0%	1%	1%
Kenmore			
1-person household	24%	26%	23%
2-person household	35%	33%	34%
3-person household	17%	17%	18%
4-person household	16%	18%	19%
5-person household	5%	3%	4%
6-person household	2%	3%	2%
7-or-more-person household	1%	0%	0%
Kirkland			
1-person household	29%	36%	27%
2-person household	35%	37%	36%
3-person household	16%	12%	16%
4-person household	13%	11%	14%
5-person household	5%	2%	4%
6-person household	1%	1%	1%
7-or-more-person household	1%	0%	1%
Medina			
1-person household	15%	19%	19%
2-person household	41%	36%	32%
3-person household	16%	16%	16%
4-person household	18%	13%	24%
5-person household	8%	11%	8%
6-person household	2%	4%	2%
7-or-more-person household	0%	1%	0%
Mercer Island			
1-person household	22%	26%	23%

	2000 Census	2006 - 2010 average	2015 - 2019 average
2-person household	36%	38%	36%
3-person household	15%	15%	17%
4-person household	18%	15%	16%
5-person household	7%	5%	5%
6-person household	2%	2%	1%
7-or-more-person household	1%	0%	0%
Newcastle			
1-person household	20%	19%	21%
2-person household	37%	43%	32%
3-person household	19%	16%	22%
4-person household	17%	16%	17%
5-person household	5%	5%	5%
6-person household	1%	2%	2%
7-or-more-person household	0%	0%	0%
Redmond			
1-person household	30%	32%	26%
2-person household	36%	33%	34%
3-person household	15%	16%	18%
4-person household	12%	14%	17%
5-person household	4%	4%	4%
6-person household	1%	1%	1%
7-or-more-person household	1%	0%	0%
Sammamish			
1-person household	9%	12%	10%
2-person household	31%	28%	28%
3-person household	21%	21%	23%
4-person household	26%	28%	28%
5-person household	10%	9%	7%
6-person household	2%	2%	2%
7-or-more-person household	1%	0%	1%
Woodinville			
1-person household	26%	30%	31%
2-person household	31%	31%	31%
3-person household	16%	17%	17%
4-person household	17%	12%	14%
5-person household	7%	8%	4%
6-person household	2%	2%	2%
7-or-more-person household	1%	0%	1%
Yarrow Point			
1-person household	15%	18%	9%
2-person household	42%	36%	37%
3-person household	15%	20%	19%
4-person household	20%	25%	24%

	2000 Census	2006 - 2010 average	2015 - 2019 average
5-person household	6%	2%	8%
6-person household	2%	0%	2%
7-or-more-person household	0%	0%	0%
Other			
Seattle			
1-person household	41%	42%	39%
2-person household	34%	33%	36%
3-person household	12%	13%	13%
4-person household	8%	8%	9%
5-person household	3%	3%	3%
6-person household	1%	1%	1%
7-or-more-person household	1%	1%	1%
Shoreline			
1-person household	26%	29%	27%
2-person household	34%	34%	35%
3-person household	17%	16%	18%
4-person household	14%	13%	12%
5-person household	6%	4%	5%
6-person household	2%	2%	2%
7-or-more-person household	1%	1%	1%
Sphere			
Ames Lake CDP			
1-person household	12%	20%	13%
2-person household	38%	48%	50%
3-person household	19%	9%	15%
4-person household	22%	10%	19%
5-person household	7%	8%	1%
6-person household	2%	5%	0%
7-or-more-person household	0%	0%	1%
Carnation			
1-person household	17%	15%	15%
2-person household	28%	31%	41%
3-person household	19%	13%	18%
4-person household	19%	31%	17%
5-person household	11%	6%	6%
6-person household	3%	4%	2%
7-or-more-person household	2%	0%	0%
Cottage Lake CDP			
1-person household	9%	9%	10%
2-person household	30%	34%	40%
3-person household	20%	20%	19%
4-person household	26%	25%	21%

	2000 Census	2006 - 2010 average	2015 - 2019 average
5-person household	11%	9%	7%
6-person household	3%	1%	2%
7-or-more-person household	1%	1%	1%
Duvall			
1-person household	13%	13%	14%
2-person household	33%	28%	34%
3-person household	22%	23%	12%
4-person household	21%	22%	31%
5-person household	8%	10%	9%
6-person household	2%	3%	1%
7-or-more-person household	1%	1%	0%
Fall City CDP			
1-person household	20%	15%	13%
2-person household	39%	39%	35%
3-person household	18%	15%	16%
4-person household	16%	18%	15%
5-person household	7%	14%	12%
6-person household	1%	0%	7%
7-or-more-person household	0%	0%	2%
Lake Marcel-Stillwater CDP			
1-person household	10%	9%	5%
2-person household	27%	33%	62%
3-person household	22%	19%	14%
4-person household	27%	33%	16%
5-person household	11%	4%	0%
6-person household	3%	2%	3%
7-or-more-person household	0%	0%	0%
North Bend			
1-person household	24%	32%	20%
2-person household	35%	23%	40%
3-person household	18%	20%	14%
4-person household	15%	16%	16%
5-person household	6%	9%	7%
6-person household	2%	0%	1%
7-or-more-person household	1%	1%	2%
Snoqualmie			
1-person household	25%	14%	8%
2-person household	31%	25%	33%
3-person household	18%	24%	18%
4-person household	17%	26%	28%
5-person household	6%	9%	10%
6-person household	1%	2%	1%
7-or-more-person household	1%	1%	1%

	2000 Census	2006 - 2010 average	2015 - 2019 average
Union Hill-Novelty Hill CDP			
1-person household	9%	18%	17%
2-person household	30%	36%	35%
3-person household	20%	16%	17%
4-person household	27%	19%	21%
5-person household	10%	10%	7%
6-person household	3%	1%	2%
7-or-more-person household	1%	0%	1%

Source(s):

U.S. Bureau of the Census. 2002. “2000 Decennial Census.”

U.S. Bureau of the Census. 2012. “2010 Decennial Census.”

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A7: Household Incomes

	2006 - 2010 average		2014 - 2018 average	
	HHs	Pct	HHs	Pct
Counties	**1,045,910**	**69%**	**1,155,370**	**67%**
King County	**781,980**	**75%**	**865,630**	**75%**
Income <= 30% AMI	95,190	12%	105,235	12%
Income > 30% but <= 50% AMI	78,290	10%	85,540	10%
Income > 50% but <= 80% AMI	104,695	13%	90,935	11%
Income > 80% but <= 100% AMI	79,185	10%	76,620	9%
Income > 100% AMI	424,620	54%	507,300	59%
Snohomish County	**263,930**	**25%**	**289,740**	**25%**
Income <= 30% AMI	27,525	10%	32,625	11%
Income > 30% but <= 50% AMI	29,405	11%	31,655	11%
Income > 50% but <= 80% AMI	39,445	15%	35,615	12%
Income > 80% but <= 100% AMI	30,930	12%	31,940	11%
Income > 100% AMI	136,625	52%	157,905	54%
EKC cities	**162,598**	**11%**	**220,753**	**13%**
Income <= 30% AMI	12,294	8%	18,143	8%
Income > 30% but <= 50% AMI	11,717	7%	15,448	7%
Income > 50% but <= 80% AMI	16,456	10%	16,821	8%
Income > 80% but <= 100% AMI	13,592	8%	15,866	7%
Income > 100% AMI	108,539	67%	154,475	70%
Beaux Arts Village	**126**	**0%**	**135**	**0%**
Income <= 30% AMI	4	3%	14	10%
Income > 30% but <= 50% AMI	8	6%	4	3%
Income > 50% but <= 80% AMI	4	3%	8	6%
Income > 80% but <= 100% AMI	10	8%	4	3%
Income > 100% AMI	100	79%	105	78%
Bellevue	**50,335**	**31%**	**57,050**	**26%**
Income <= 30% AMI	4,555	9%	5,285	9%
Income > 30% but <= 50% AMI	4,455	9%	3,980	7%
Income > 50% but <= 80% AMI	4,790	10%	3,845	7%
Income > 80% but <= 100% AMI	4,880	10%	4,130	7%
Income > 100% AMI	31,655	63%	39,810	70%
Bothell	**13,645**	**8%**	**17,215**	**8%**
Income <= 30% AMI	1,075	8%	1,535	9%
Income > 30% but <= 50% AMI	1,230	9%	1,690	10%
Income > 50% but <= 80% AMI	2,010	15%	1,720	10%
Income > 80% but <= 100% AMI	1,655	12%	1,710	10%
Income > 100% AMI	7,675	56%	10,560	61%
Bothell (King Co. part)		**0%**	**10,960**	**5%**
Income <= 30% AMI			990	9%

	2006 - 2010 average		2014 - 2018 average	
	HHs	Pct	HHs	Pct
Income > 30% but <= 50% AMI			1,165	11%
Income > 50% but <= 80% AMI			1,065	10%
Income > 80% but <= 100% AMI			1,065	10%
Income > 100% AMI			6,675	61%
Bothell (Sno. Co. part)		**0%**	**6,260**	**3%**
Income <= 30% AMI			545	9%
Income > 30% but <= 50% AMI			525	8%
Income > 50% but <= 80% AMI			655	10%
Income > 80% but <= 100% AMI			645	10%
Income > 100% AMI			3,890	62%
Clyde Hill	**914**	**1%**	**1,119**	**1%**
Income <= 30% AMI	20	2%	70	6%
Income > 30% but <= 50% AMI	30	3%	40	4%
Income > 50% but <= 80% AMI	39	4%	55	5%
Income > 80% but <= 100% AMI	35	4%	49	4%
Income > 100% AMI	790	86%	905	81%
Hunts Point	**161**	**0%**	**160**	**0%**
Income <= 30% AMI	20	12%	4	3%
Income > 30% but <= 50% AMI	4	2%	4	3%
Income > 50% but <= 80% AMI	4	2%	8	5%
Income > 80% but <= 100% AMI	4	2%	4	3%
Income > 100% AMI	129	80%	140	88%
Issaquah	**11,930**	**7%**	**15,330**	**7%**
Income <= 30% AMI	865	7%	1,575	10%
Income > 30% but <= 50% AMI	935	8%	975	6%
Income > 50% but <= 80% AMI	1,290	11%	1,480	10%
Income > 80% but <= 100% AMI	1,030	9%	1,070	7%
Income > 100% AMI	7,810	65%	10,230	67%
Kenmore	**7,880**	**5%**	**8,705**	**4%**
Income <= 30% AMI	865	11%	755	9%
Income > 30% but <= 50% AMI	460	6%	765	9%
Income > 50% but <= 80% AMI	1,000	13%	850	10%
Income > 80% but <= 100% AMI	805	10%	635	7%
Income > 100% AMI	4,750	60%	5,700	65%
Kirkland	**22,195**	**14%**	**36,140**	**16%**
Income <= 30% AMI	1,775	8%	2,955	8%
Income > 30% but <= 50% AMI	1,745	8%	2,725	8%
Income > 50% but <= 80% AMI	2,550	11%	3,165	9%
Income > 80% but <= 100% AMI	1,435	6%	2,665	7%
Income > 100% AMI	14,690	66%	24,630	68%
Medina	**1,065**	**1%**	**1,195**	**1%**
Income <= 30% AMI	65	6%	100	8%
Income > 30% but <= 50% AMI	45	4%	55	5%

	2006 - 2010 average		2014 - 2018 average	
	HHs	Pct	HHs	Pct
Income > 50% but <= 80% AMI	35	3%	50	4%
Income > 80% but <= 100% AMI	35	3%	45	4%
Income > 100% AMI	885	83%	945	79%
Mercer Island	**9,190**	**6%**	**10,120**	**5%**
Income <= 30% AMI	455	5%	915	9%
Income > 30% but <= 50% AMI	475	5%	545	5%
Income > 50% but <= 80% AMI	705	8%	510	5%
Income > 80% but <= 100% AMI	610	7%	435	4%
Income > 100% AMI	6,945	76%	7,715	76%
Newcastle	**3,880**	**2%**	**4,400**	**2%**
Income <= 30% AMI	215	6%	220	5%
Income > 30% but <= 50% AMI	130	3%	305	7%
Income > 50% but <= 80% AMI	425	11%	390	9%
Income > 80% but <= 100% AMI	360	9%	390	9%
Income > 100% AMI	2,750	71%	3,095	70%
Redmond	**22,410**	**14%**	**25,350**	**11%**
Income <= 30% AMI	1,625	7%	1,940	8%
Income > 30% but <= 50% AMI	1,400	6%	1,660	7%
Income > 50% but <= 80% AMI	2,420	11%	1,610	6%
Income > 80% but <= 100% AMI	1,545	7%	1,625	6%
Income > 100% AMI	15,420	69%	18,515	73%
Sammamish	**14,180**	**9%**	**21,215**	**10%**
Income <= 30% AMI	505	4%	765	4%
Income > 30% but <= 50% AMI	415	3%	570	3%
Income > 50% but <= 80% AMI	645	5%	970	5%
Income > 80% but <= 100% AMI	830	6%	960	5%
Income > 100% AMI	11,785	83%	17,950	85%
Woodinville	**4,350**	**3%**	**4,975**	**2%**
Income <= 30% AMI	235	5%	465	9%
Income > 30% but <= 50% AMI	375	9%	420	8%
Income > 50% but <= 80% AMI	515	12%	430	9%
Income > 80% but <= 100% AMI	350	8%	400	8%
Income > 100% AMI	2,875	66%	3,260	66%
Yarrow Point	**337**	**0%**	**424**	**0%**
Income <= 30% AMI	15	4%	10	2%
Income > 30% but <= 50% AMI	10	3%	20	5%
Income > 50% but <= 80% AMI	24	7%	10	2%
Income > 80% but <= 100% AMI	8	2%	34	8%
Income > 100% AMI	280	83%	350	83%
Other	**301,605**	**20%**	**345,610**	**20%**
Seattle	**280,455**	**93%**	**323,445**	**94%**
Income <= 30% AMI	42,090	15%	46,350	14%

	2006 - 2010 average		2014 - 2018 average	
	HHs	Pct	HHs	Pct
Income > 30% but <= 50% AMI	30,415	11%	29,625	9%
Income > 50% but <= 80% AMI	38,405	14%	32,235	10%
Income > 80% but <= 100% AMI	28,030	10%	26,545	8%
Income > 100% AMI	141,515	50%	188,690	58%
Shoreline	**21,150**	**7%**	**22,165**	**6%**
Income <= 30% AMI	2,670	13%	3,085	14%
Income > 30% but <= 50% AMI	2,080	10%	2,390	11%
Income > 50% but <= 80% AMI	3,035	14%	2,270	10%
Income > 80% but <= 100% AMI	2,145	10%	2,515	11%
Income > 100% AMI	11,220	53%	11,905	54%

Source(s):

U.S. Department of Housing and Urban Development. 2013. “2003-2010 Comprehensive Housing Affordability Strategy (CHAS).”

U.S. Department of Housing and Urban Development. August 2020. “2013-2017 Comprehensive Housing Affordability Strategy (CHAS).

Exhibit A8: Median Household Income for Race and Ethnicity

Meets one of the requirements of Countywide Planning Policy H-4(f)(1).

	2006 - 2010 average	2015 - 2019 average
EKC cities		
Beaux Arts Village		
Any race/ethnicity	$320,756	$280,992
Asian alone	$195,923	$250,000
Two or More Races	$250,000	
White alone	$164,166	$270,812
White alone, not Hispanic or Latino	$164,166	$271,437
Bellevue		
American Indian or Alaska Native alone	$83,980	
Any race/ethnicity	$373,184	$123,868
Asian alone	$212,727	$133,295
Black or African American alone	$83,210	$94,732
Hispanic or Latino	$307,802	$81,945
Native Hawaiian or other Pacific Islander alone	$83,685	
Other Race alone	$64,824	$89,647
Two or More Races	$299,673	$122,448
White alone	$186,137	$121,965
White alone, not Hispanic or Latino	$188,231	$126,132
Bothell		
American Indian or Alaska Native alone	$51,098	$222,357
Any race/ethnicity	$145,838	$105,721
Asian alone	$123,782	$159,312
Black or African American alone	$120,073	$126,821
Hispanic or Latino	$80,406	$71,071
Other Race alone	$68,672	$66,660
Two or More Races	$118,685	$129,554
White alone	$72,678	$102,368
White alone, not Hispanic or Latino	$72,968	$103,995
Clyde Hill		
Any race/ethnicity	$508,418	$273,357
Asian alone	$262,748	$271,721
Hispanic or Latino	$339,500	$332,063
Two or More Races	$250,000	$250,000
White alone	$256,871	$288,431
White alone, not Hispanic or Latino	$256,587	$284,198
Hunts Point		
Any race/ethnicity	$511,804	$250,000
Asian alone	$396,801	$300,831
White alone	$250,501	$250,000
White alone, not Hispanic or Latino	$250,501	$250,000
Issaquah		
Any race/ethnicity	$175,164	$119,615
Asian alone	$112,728	$153,036
Black or African American alone	$67,818	$156,254
Hispanic or Latino		$125,345
Native Hawaiian or other Pacific Islander alone	$250,000	

	2006 - 2010 average	2015 - 2019 average
Other Race alone	$91,547	
Two or More Races	$89,846	$231,596
White alone	$86,734	$114,393
White alone, not Hispanic or Latino	$86,969	$114,419
Kenmore		
American Indian or Alaska Native alone	$61,098	
Any race/ethnicity	$171,344	$120,144
Asian alone	$128,087	$154,883
Black or African American alone	$103,222	
Hispanic or Latino	$82,629	$113,787
Other Race alone	$81,763	
Two or More Races	$148,418	$145,755
White alone	$85,505	$118,382
White alone, not Hispanic or Latino	$88,652	$119,533
Kirkland		
American Indian or Alaska Native alone	$380,410	
Any race/ethnicity	$524,588	$121,993
Asian alone	$299,491	$141,829
Black or African American alone	$393,241	$127,767
Hispanic or Latino	$255,289	$102,854
Native Hawaiian or other Pacific Islander alone	$212,547	
Other Race alone	$254,766	$123,677
Two or More Races	$417,777	$107,281
White alone	$263,713	$120,835
White alone, not Hispanic or Latino	$263,405	$122,146
Medina		
Any race/ethnicity	$445,588	$250,279
Asian alone	$261,845	$250,000
Hispanic or Latino	$250,000	
Other Race alone	$250,000	
Two or More Races	$250,000	$250,000
White alone	$223,881	$215,723
White alone, not Hispanic or Latino	$220,782	$226,607
Mercer Island		
Any race/ethnicity	$252,890	$163,521
Asian alone	$134,254	$182,328
Black or African American alone	$167,868	
Hispanic or Latino	$251,026	$238,752
Native Hawaiian or other Pacific Islander alone	$146,272	
Other Race alone	$250,000	$84,303
Two or More Races	$113,033	$239,017
White alone	$134,584	$167,335
White alone, not Hispanic or Latino	$135,014	$167,201
Newcastle		
Any race/ethnicity	$210,884	$145,751
Asian alone	$107,614	$155,962
Black or African American alone	$132,223	$330,874
Hispanic or Latino	$218,887	
Other Race alone	$112,978	
Two or More Races	$123,201	$270,553
White alone	$114,536	$150,273

	2006 - 2010 average	2015 - 2019 average
White alone, not Hispanic or Latino	$110,762	$152,199
Redmond		
American Indian or Alaska Native alone	$77,792	$201,556
Any race/ethnicity	$183,380	$137,949
Asian alone	$106,160	$167,405
Black or African American alone	$143,060	$173,690
Hispanic or Latino	$71,233	$150,644
Other Race alone	$87,582	$178,014
Two or More Races	$111,515	$129,162
White alone	$89,722	$125,415
White alone, not Hispanic or Latino	$93,460	$124,889
Sammamish		
American Indian or Alaska Native alone	$280,229	
Any race/ethnicity	$518,578	$183,242
Asian alone	$282,951	$208,554
Black or African American alone	$253,177	
Hispanic or Latino	$293,939	$218,274
Native Hawaiian or other Pacific Islander alone	$341,917	$250,000
Other Race alone	$256,939	$241,450
Two or More Races	$498,399	$154,665
White alone	$257,670	$171,743
White alone, not Hispanic or Latino	$257,975	$171,540
Woodinville		
American Indian or Alaska Native alone	$250,000	
Any race/ethnicity	$195,272	$114,791
Asian alone	$123,103	$227,155
Black or African American alone	$76,976	$166,485
Hispanic or Latino	$71,614	$53,989
Other Race alone	$50,620	
Two or More Races	$380,274	
White alone	$100,532	$115,250
White alone, not Hispanic or Latino	$100,318	$113,549
Yarrow Point		
Any race/ethnicity	$387,180	$250,000
Asian alone	$203,253	$309,014
Hispanic or Latino	-$2,500	
White alone	$201,284	$250,000
White alone, not Hispanic or Latino	$206,412	$250,000
Other		
Seattle		
American Indian or Alaska Native alone	$37,646	$51,647
Any race/ethnicity	$122,984	$93,540
Asian alone	$52,813	$91,027
Black or African American alone	$33,252	$46,209
Hispanic or Latino	$50,674	$73,764
Native Hawaiian or other Pacific Islander alone	$45,145	$165,715
Other Race alone	$47,659	$61,240
Two or More Races	$55,130	$83,055
White alone	$67,377	$102,308
White alone, not Hispanic or Latino	$68,192	$103,291

	2006 - 2010 average	2015 - 2019 average
Shoreline		
American Indian or Alaska Native alone	$90,312	$76,990
Any race/ethnicity	$139,432	$89,689
Asian alone	$72,737	$95,369
Black or African American alone	$61,363	$91,039
Hispanic or Latino	$89,990	$95,314
Native Hawaiian or other Pacific Islander alone	$242,628	
Other Race alone	$85,914	$61,622
Two or More Races	$51,069	$94,237
White alone	$73,294	$92,903
White alone, not Hispanic or Latino	$73,222	$92,866
Places split by county		
Bothell (King Co part)		
American Indian or Alaska Native alone	$122,442	$230,932
Any race/ethnicity	$136,958	$101,451
Asian alone	$129,538	$153,259
Black or African American alone	$125,335	$119,982
Hispanic or Latino	$69,629	$63,222
Other Race alone	$65,824	$63,813
Two or More Races	$126,137	$135,833
White alone	$68,466	$100,527
White alone, not Hispanic or Latino	$68,495	$100,478
Bothell (Snohomish Co part)		
Any race/ethnicity	$159,434	$118,080
Asian alone	$138,788	$169,881
Black or African American alone	$159,834	$206,087
Hispanic or Latino	$174,844	$87,141
Other Race alone		$106,779
Two or More Races	$151,970	
White alone	$79,057	$115,410
White alone, not Hispanic or Latino	$78,355	$118,238
Seattle-Bellevue HMFA counties		
King County		
American Indian or Alaska Native alone	$46,429	$58,424
Any race/ethnicity	$137,442	$95,700
Asian alone	$72,977	$111,294
Black or African American alone	$40,310	$51,852
Hispanic or Latino	$50,174	$68,636
Native Hawaiian or other Pacific Islander alone	$62,497	$92,139
Other Race alone	$50,550	$60,187
Two or More Races	$60,917	$83,505
White alone	$72,759	$100,911
White alone, not Hispanic or Latino	$74,301	$102,081
Snohomish County		
American Indian or Alaska Native alone	$72,076	$84,381
Any race/ethnicity	$133,952	$87,511
Asian alone	$78,623	$107,469
Black or African American alone	$52,188	$75,073
Hispanic or Latino	$51,728	$71,505
Native Hawaiian or other Pacific Islander alone	$79,557	$86,592
Other Race alone	$52,620	$70,707

	2006 - 2010 average	2015 - 2019 average
Two or More Races	$63,032	$82,876
White alone	$67,554	$88,340
White alone, not Hispanic or Latino	$68,575	$89,563
Sphere		
Ames Lake CDP		
Any race/ethnicity	$234,514	$157,721
Asian alone	$284,795	
White alone	$115,022	$154,550
White alone, not Hispanic or Latino	$115,887	$154,550
Carnation		
Any race/ethnicity	$168,954	$119,178
Asian alone	$259,503	$250,000
Black or African American alone	$52,083	
Hispanic or Latino	$48,712	$100,232
Other Race alone	$51,771	
Two or More Races	$112,188	
White alone	$81,422	$122,220
White alone, not Hispanic or Latino	$81,061	$122,309
Cottage Lake CDP		
American Indian or Alaska Native alone	$175,883	
Any race/ethnicity	$266,020	$170,632
Asian alone	$140,363	$210,640
Black or African American alone	$169,217	$250,000
Hispanic or Latino	$268,676	$172,481
Native Hawaiian or other Pacific Islander alone	$170,471	
Two or More Races	$226,973	$214,827
White alone	$133,923	$168,033
White alone, not Hispanic or Latino	$132,601	$170,148
Duvall		
Any race/ethnicity	$221,806	$171,207
Asian alone	$225,710	$144,015
Hispanic or Latino	$138,518	$220,123
Other Race alone	$161,173	$211,253
Two or More Races	$331,384	
White alone	$110,987	$176,193
White alone, not Hispanic or Latino	$111,551	$174,951
Fall City CDP		
Any race/ethnicity	$203,084	$130,851
Other Race alone	$64,862	
White alone	$111,420	$131,458
White alone, not Hispanic or Latino	$111,420	$128,676
Lake Marcel-Stillwater CDP		
Any race/ethnicity	$228,398	$198,049
White alone	$111,825	$176,407
White alone, not Hispanic or Latino	$107,302	$190,642
North Bend		
Any race/ethnicity	$195,544	$127,292
Asian alone		$282,244
Hispanic or Latino	$77,900	
Other Race alone		$81,850
Two or More Races	$154,542	

	2006 - 2010 average	2015 - 2019 average
White alone	$98,802	$137,324
White alone, not Hispanic or Latino	$98,719	$130,438
Snoqualmie		
Any race/ethnicity	$244,572	$154,545
Asian alone	$172,609	$203,280
Black or African American alone	$339,389	
Hispanic or Latino	$121,945	$113,702
Two or More Races	$108,997	$112,303
White alone	$124,077	$152,256
White alone, not Hispanic or Latino	$124,633	$153,598
Union Hill-Novelty Hill CDP		
American Indian or Alaska Native alone		$161,863
Any race/ethnicity	$245,468	$156,524
Asian alone	$149,917	$251,792
Black or African American alone	$320,584	
Hispanic or Latino	$117,282	$211,460
Other Race alone	$50,161	
Two or More Races	$228,272	$168,380
White alone	$122,996	$147,978
White alone, not Hispanic or Latino	$125,208	$148,144

Source(s):

U.S. Bureau of the Census. 2011. “2006-2010 American Community Survey 5-year Estimates.”

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A9: Supplemental Security Income

	2015 - 2019 average	
	Households	Pct
EKC cities	**207,013**	
Beaux Arts Village	**134**	
No Supplemental Security Income (SSI)	134	100%
With Supplemental Security Income (SSI)	0	0%
Bellevue	**58,107**	
No Supplemental Security Income (SSI)	56,745	98%
With Supplemental Security Income (SSI)	1,362	2%
Bothell	**17,262**	
No Supplemental Security Income (SSI)	16,718	97%
With Supplemental Security Income (SSI)	544	3%
Clyde Hill	**1,131**	
No Supplemental Security Income (SSI)	1,108	98%
With Supplemental Security Income (SSI)	23	2%
Hunts Point	**155**	
No Supplemental Security Income (SSI)	155	100%
With Supplemental Security Income (SSI)	0	0%
Issaquah	**15,525**	
No Supplemental Security Income (SSI)	15,249	98%
With Supplemental Security Income (SSI)	276	2%
Kenmore	**8,858**	
No Supplemental Security Income (SSI)	8,717	98%
With Supplemental Security Income (SSI)	141	2%
Kirkland	**36,480**	
No Supplemental Security Income (SSI)	35,867	98%
With Supplemental Security Income (SSI)	613	2%
Medina	**1,195**	
No Supplemental Security Income (SSI)	1,168	98%
With Supplemental Security Income (SSI)	27	2%
Mercer Island	**10,199**	
No Supplemental Security Income (SSI)	10,043	98%
With Supplemental Security Income (SSI)	156	2%
Newcastle	**4,504**	
No Supplemental Security Income (SSI)	4,402	98%
With Supplemental Security Income (SSI)	102	2%
Redmond	**26,437**	
No Supplemental Security Income (SSI)	26,014	98%
With Supplemental Security Income (SSI)	423	2%
Sammamish	**21,515**	
No Supplemental Security Income (SSI)	21,274	99%

	2015 - 2019 average	
	Households	Pct
With Supplemental Security Income (SSI)	241	1%
Woodinville	**5,094**	
No Supplemental Security Income (SSI)	4,967	98%
With Supplemental Security Income (SSI)	127	2%
Yarrow Point	**417**	
No Supplemental Security Income (SSI)	405	97%
With Supplemental Security Income (SSI)	12	3%
Other	**353,904**	
Seattle	**331,836**	
No Supplemental Security Income (SSI)	321,036	97%
With Supplemental Security Income (SSI)	10,800	3%
Shoreline	**22,068**	
No Supplemental Security Income (SSI)	21,208	96%
With Supplemental Security Income (SSI)	860	4%
Places split by county	**17,262**	
Bothell (King Co part)	**11,026**	
No Supplemental Security Income (SSI)	10,703	97%
With Supplemental Security Income (SSI)	323	3%
Bothell (Snohomish Co part)	**6,236**	
No Supplemental Security Income (SSI)	6,015	96%
With Supplemental Security Income (SSI)	221	4%
Seattle-Bellevue HMFA counties	**1,175,851**	
King County	**882,028**	
No Supplemental Security Income (SSI)	850,705	96%
With Supplemental Security Income (SSI)	31,323	4%
Snohomish County	**293,823**	
No Supplemental Security Income (SSI)	281,309	96%
With Supplemental Security Income (SSI)	12,514	4%
Sphere	**28,104**	
Ames Lake CDP	**610**	
No Supplemental Security Income (SSI)	601	99%
With Supplemental Security Income (SSI)	9	1%
Carnation	**689**	
No Supplemental Security Income (SSI)	654	95%
With Supplemental Security Income (SSI)	35	5%
Cottage Lake CDP	**7,830**	
No Supplemental Security Income (SSI)	7,778	99%
With Supplemental Security Income (SSI)	52	1%
Duvall	**2,681**	
No Supplemental Security Income (SSI)	2,624	98%
With Supplemental Security Income (SSI)	57	2%

	2015 - 2019 average	
	Households	Pct
Fall City CDP	**785**	
No Supplemental Security Income (SSI)	766	98%
With Supplemental Security Income (SSI)	19	2%
Lake Marcel-Stillwater CDP	**536**	
No Supplemental Security Income (SSI)	536	100%
With Supplemental Security Income (SSI)	0	0%
North Bend	**2,600**	
No Supplemental Security Income (SSI)	2,545	98%
With Supplemental Security Income (SSI)	55	2%
Snoqualmie	**4,361**	
No Supplemental Security Income (SSI)	4,274	98%
With Supplemental Security Income (SSI)	87	2%
Union Hill-Novelty Hill CDP	**8,012**	
No Supplemental Security Income (SSI)	7,894	99%
With Supplemental Security Income (SSI)	118	1%

Source(s):

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit AI0: Population in Group Quarters

	2010 Census	2015 - 2019 average
Counties	**47,528**	**48,728**
King County	37,131	37,261
Snohomish County	10,397	11,467
EKC cities	**3,148**	**4,522**
Beaux Arts Village	0	0
Bellevue	1,110	1,373
Bothell	321	751
Clyde Hill	0	0
Hunts Point	0	0
Issaquah	443	263
Kenmore	123	166
Kirkland	630	1,277
Medina	0	0
Mercer Island	68	139
Newcastle	33	56
Redmond	274	334
Sammamish	99	106
Woodinville	47	57
Yarrow Point	0	0
Other		
Seattle	24,925	23,272
Shoreline	1,415	1,771
Sphere	**665**	**268**
Ames Lake CDP	0	0
Bothell East CDP	13	29
Bothell West CDP	78	89
Carnation	0	0
Cottage Lake CDP	34	53
Duvall	39	19
Eastgate CDP	82	
Fall City CDP	0	0
Inglewood-Finn Hill CDP	177	
Kingsgate CDP	191	
Klahanie CDP	0	
Lake Marcel-Stillwater CDP	0	0
North Bend	43	57
Snoqualmie	0	0
Union Hill-Novelty Hill CDP	8	21

Source(s):

U.S. Bureau of the Census. 2012. “2010 Decennial Census.”

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A11: Tenure

Meets one of the requirements of Countywide Planning Policy H-4(b).

	2000 Census	2010 Census	2015 - 2019 average
EKC cities			
Owner occupied	67%	66%	63%
Renter occupied	33%	34%	37%
Beaux Arts Village			
Owner occupied	96%	92%	90%
Renter occupied	4%	8%	10%
Bellevue			
Owner occupied	62%	59%	54%
Renter occupied	38%	41%	46%
Bothell			
Owner occupied	68%	66%	66%
Renter occupied	32%	34%	34%
Clyde Hill			
Owner occupied	96%	92%	89%
Renter occupied	4%	8%	11%
Hunts Point			
Owner occupied	87%	90%	90%
Renter occupied	13%	10%	10%
Issaquah			
Owner occupied	59%	66%	61%
Renter occupied	41%	34%	39%
Kenmore			
Owner occupied	72%	74%	73%
Renter occupied	28%	26%	27%
Kirkland			
Owner occupied	64%	64%	63%
Renter occupied	36%	36%	37%
Medina			
Owner occupied	92%	89%	86%
Renter occupied	8%	11%	14%
Mercer Island			
Owner occupied	80%	72%	69%
Renter occupied	20%	28%	31%
Newcastle			
Owner occupied	76%	74%	76%
Renter occupied	24%	26%	24%
Redmond			
Owner occupied	55%	54%	50%
Renter occupied	45%	46%	50%
Sammamish			
Owner occupied	90%	86%	86%
Renter occupied	10%	14%	14%
Woodinville			
Owner occupied	73%	65%	59%
Renter occupied	27%	35%	41%

	2000 Census	2010 Census	2015 - 2019 average
Yarrow Point			
Owner occupied	94%	93%	94%
Renter occupied	6%	7%	6%
Other			
Seattle			
Owner occupied	48%	48%	46%
Renter occupied	52%	52%	54%
Shoreline			
Owner occupied	68%	65%	64%
Renter occupied	32%	35%	36%
Places split by county			
Bothell (King Co part)			
Owner occupied	60%	60%	64%
Renter occupied	40%	40%	36%
Bothell (Snohomish Co part)			
Owner occupied	78%	71%	70%
Renter occupied	22%	29%	30%
Seattle-Bellevue HMFA counties			
King County			
Owner occupied	60%	59%	57%
Renter occupied	40%	41%	43%
Snohomish County			
Owner occupied	68%	67%	67%
Renter occupied	32%	33%	33%
Sphere			
Ames Lake CDP			
Owner occupied	92%	92%	93%
Renter occupied	8%	8%	7%
Carnation			
Owner occupied	78%	74%	80%
Renter occupied	22%	26%	20%
Cottage Lake CDP			
Owner occupied	91%	93%	92%
Renter occupied	9%	7%	8%
Duvall			
Owner occupied	89%	88%	93%
Renter occupied	11%	12%	7%
Fall City CDP			
Owner occupied	81%	77%	73%
Renter occupied	19%	23%	27%
Lake Marcel-Stillwater CDP			
Owner occupied	93%	91%	89%
Renter occupied	7%	9%	11%
North Bend			
Owner occupied	59%	61%	71%
Renter occupied	41%	39%	29%
Snoqualmie			
Owner occupied	63%	84%	85%
Renter occupied	38%	16%	15%
Union Hill-Novelty Hill CDP			

	2000 Census	2010 Census	2015 - 2019 average
Owner occupied	94%	86%	86%
Renter occupied	6%	14%	14%

Source(s):

U.S. Bureau of the Census. "2000 Decennial Census."

U.S. Bureau of the Census. "2010 Decennial Census."

U.S. Bureau of the Census. 2020. "2015-2015 American Community Survey 5-year Estimates."

Exhibit A12: Household Income for Race and Ethnicity

Meets one of the requirements of Countywide Planning Policy H-4(f)(1).

	2006 - 2010 average	2014 - 2018 average
EKC cities		
Beaux Arts Village		
White alone, non-Hispanic		
Income <= 30% of HAMFI	0%	18%
Income > 30% but <= 50% of HAMFI	29%	0%
Income > 50% but <= 80% of HAMFI	0%	18%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	71%	64%
Bellevue		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	67%	0%
Income > 30% but <= 50% of HAMFI	33%	100%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	0%
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	14%	11%
Income > 30% but <= 50% of HAMFI	8%	4%
Income > 50% but <= 80% of HAMFI	10%	4%
Income > 80% but <= 100% of HAMFI	12%	8%
Income > 100% of HAMFI	56%	72%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	14%	18%
Income > 30% but <= 50% of HAMFI	13%	18%
Income > 50% but <= 80% of HAMFI	31%	17%
Income > 80% but <= 100% of HAMFI	9%	2%
Income > 100% of HAMFI	33%	44%
Hispanic, any race		
Income <= 30% of HAMFI	12%	23%
Income > 30% but <= 50% of HAMFI	30%	14%
Income > 50% but <= 80% of HAMFI	12%	11%
Income > 80% but <= 100% of HAMFI	20%	12%
Income > 100% of HAMFI	26%	39%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	3%	
Income > 30% but <= 50% of HAMFI	26%	
Income > 50% but <= 80% of HAMFI	14%	
Income > 80% but <= 100% of HAMFI	13%	
Income > 100% of HAMFI	43%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	0%	20%

	2006 - 2010 average	2014 - 2018 average
Income > 30% but <= 50% of HAMFI	18%	0%
Income > 50% but <= 80% of HAMFI	0%	20%
Income > 80% but <= 100% of HAMFI	24%	60%
Income > 100% of HAMFI	58%	0%
White alone, non-Hispanic		
Income <= 30% of HAMFI	17%	14%
Income > 30% but <= 50% of HAMFI	11%	8%
Income > 50% but <= 80% of HAMFI	11%	8%
Income > 80% but <= 100% of HAMFI	13%	9%
Income > 100% of HAMFI	47%	61%
Bothell		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	100%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	22%	29%
Income > 30% but <= 50% of HAMFI	4%	19%
Income > 50% but <= 80% of HAMFI	12%	2%
Income > 80% but <= 100% of HAMFI	12%	11%
Income > 100% of HAMFI	50%	39%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	20%	5%
Income > 50% but <= 80% of HAMFI	0%	19%
Income > 80% but <= 100% of HAMFI	32%	14%
Income > 100% of HAMFI	48%	63%
Hispanic, any race		
Income <= 30% of HAMFI	10%	6%
Income > 30% but <= 50% of HAMFI	29%	29%
Income > 50% but <= 80% of HAMFI	17%	29%
Income > 80% but <= 100% of HAMFI	8%	17%
Income > 100% of HAMFI	35%	18%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	30%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	9%	
Income > 80% but <= 100% of HAMFI	9%	
Income > 100% of HAMFI	52%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	100%	0%

	2006 - 2010 average	2014 - 2018 average
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	100%
White alone, non-Hispanic		
Income <= 30% of HAMFI	11%	18%
Income > 30% but <= 50% of HAMFI	13%	14%
Income > 50% but <= 80% of HAMFI	25%	13%
Income > 80% but <= 100% of HAMFI	16%	13%
Income > 100% of HAMFI	34%	42%
Clyde Hill		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	0%	21%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	50%	0%
Income > 100% of HAMFI	50%	79%
White alone, non-Hispanic		
Income <= 30% of HAMFI	0%	7%
Income > 30% but <= 50% of HAMFI	0%	3%
Income > 50% but <= 80% of HAMFI	6%	0%
Income > 80% but <= 100% of HAMFI	6%	3%
Income > 100% of HAMFI	88%	86%
Hunts Point		
White alone, non-Hispanic		
Income <= 30% of HAMFI	56%	0%
Income > 30% but <= 50% of HAMFI	22%	0%
Income > 50% but <= 80% of HAMFI	0%	33%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	22%	67%
Issaquah		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI		
Income > 30% but <= 50% of HAMFI		
Income > 50% but <= 80% of HAMFI		
Income > 80% but <= 100% of HAMFI		
Income > 100% of HAMFI		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	7%	24%
Income > 30% but <= 50% of HAMFI	7%	6%
Income > 50% but <= 80% of HAMFI	21%	5%
Income > 80% but <= 100% of HAMFI	4%	11%
Income > 100% of HAMFI	62%	54%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	30%	9%
Income > 30% but <= 50% of HAMFI	23%	18%
Income > 50% but <= 80% of HAMFI	0%	18%

	2006 - 2010 average	2014 - 2018 average
Income > 80% but <= 100% of HAMFI	27%	0%
Income > 100% of HAMFI	20%	54%
Hispanic, any race		
Income <= 30% of HAMFI	6%	38%
Income > 30% but <= 50% of HAMFI	34%	9%
Income > 50% but <= 80% of HAMFI	25%	11%
Income > 80% but <= 100% of HAMFI	11%	12%
Income > 100% of HAMFI	25%	29%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	21%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	36%	
Income > 80% but <= 100% of HAMFI	6%	
Income > 100% of HAMFI	36%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	14%	12%
Income > 30% but <= 50% of HAMFI	12%	10%
Income > 50% but <= 80% of HAMFI	16%	15%
Income > 80% but <= 100% of HAMFI	10%	9%
Income > 100% of HAMFI	48%	54%
Kenmore		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	100%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	49%	45%
Income > 30% but <= 50% of HAMFI	24%	28%
Income > 50% but <= 80% of HAMFI	14%	17%
Income > 80% but <= 100% of HAMFI	5%	0%
Income > 100% of HAMFI	8%	10%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	0%	63%
Income > 30% but <= 50% of HAMFI	31%	0%
Income > 50% but <= 80% of HAMFI	69%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	38%
Hispanic, any race		
Income <= 30% of HAMFI	56%	2%
Income > 30% but <= 50% of HAMFI	7%	61%
Income > 50% but <= 80% of HAMFI	0%	7%
Income > 80% but <= 100% of HAMFI	18%	12%
Income > 100% of HAMFI	20%	19%

	2006 - 2010 average	2014 - 2018 average
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	28%	
Income > 80% but <= 100% of HAMFI	65%	
Income > 100% of HAMFI	7%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI		0%
Income > 30% but <= 50% of HAMFI		100%
Income > 50% but <= 80% of HAMFI		0%
Income > 80% but <= 100% of HAMFI		0%
Income > 100% of HAMFI		0%
White alone, non-Hispanic		
Income <= 30% of HAMFI	18%	16%
Income > 30% but <= 50% of HAMFI	10%	17%
Income > 50% but <= 80% of HAMFI	21%	17%
Income > 80% but <= 100% of HAMFI	15%	13%
Income > 100% of HAMFI	36%	37%
Kirkland		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	67%	0%
Income > 30% but <= 50% of HAMFI	0%	63%
Income > 50% but <= 80% of HAMFI	0%	38%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	33%	0%
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	15%	22%
Income > 30% but <= 50% of HAMFI	10%	12%
Income > 50% but <= 80% of HAMFI	7%	8%
Income > 80% but <= 100% of HAMFI	9%	5%
Income > 100% of HAMFI	59%	53%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	15%	24%
Income > 30% but <= 50% of HAMFI	6%	8%
Income > 50% but <= 80% of HAMFI	43%	0%
Income > 80% but <= 100% of HAMFI	7%	11%
Income > 100% of HAMFI	30%	57%
Hispanic, any race		
Income <= 30% of HAMFI	23%	13%
Income > 30% but <= 50% of HAMFI	21%	14%
Income > 50% but <= 80% of HAMFI	8%	15%
Income > 80% but <= 100% of HAMFI	2%	18%
Income > 100% of HAMFI	47%	40%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	17%	

	2006 - 2010 average	2014 - 2018 average
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	34%	
Income > 80% but <= 100% of HAMFI	22%	
Income > 100% of HAMFI	27%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	83%	0%
Income > 30% but <= 50% of HAMFI	17%	100%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	0%
White alone, non-Hispanic		
Income <= 30% of HAMFI	12%	12%
Income > 30% but <= 50% of HAMFI	12%	11%
Income > 50% but <= 80% of HAMFI	15%	13%
Income > 80% but <= 100% of HAMFI	10%	10%
Income > 100% of HAMFI	51%	54%
Medina		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI		0%
Income > 30% but <= 50% of HAMFI		0%
Income > 50% but <= 80% of HAMFI		0%
Income > 80% but <= 100% of HAMFI		0%
Income > 100% of HAMFI		100%
Hispanic, any race		
Income <= 30% of HAMFI		0%
Income > 30% but <= 50% of HAMFI		100%
Income > 50% but <= 80% of HAMFI		0%
Income > 80% but <= 100% of HAMFI		0%
Income > 100% of HAMFI		0%
White alone, non-Hispanic		
Income <= 30% of HAMFI	9%	52%
Income > 30% but <= 50% of HAMFI	13%	0%
Income > 50% but <= 80% of HAMFI	6%	0%
Income > 80% but <= 100% of HAMFI	6%	0%
Income > 100% of HAMFI	65%	48%
Mercer Island		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	27%	22%
Income > 30% but <= 50% of HAMFI	5%	25%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	10%	8%
Income > 100% of HAMFI	58%	46%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	100%	0%
Income > 30% but <= 50% of HAMFI	0%	100%

	2006 - 2010 average	2014 - 2018 average
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	0%
Hispanic, any race		
Income <= 30% of HAMFI	27%	19%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	73%	81%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	60%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	40%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	0%	100%
Income > 30% but <= 50% of HAMFI	100%	0%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	0%
White alone, non-Hispanic		
Income <= 30% of HAMFI	10%	17%
Income > 30% but <= 50% of HAMFI	7%	6%
Income > 50% but <= 80% of HAMFI	13%	6%
Income > 80% but <= 100% of HAMFI	9%	8%
Income > 100% of HAMFI	61%	63%
Newcastle		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	100%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	0%	8%
Income > 30% but <= 50% of HAMFI	18%	17%
Income > 50% but <= 80% of HAMFI	18%	18%
Income > 80% but <= 100% of HAMFI	14%	6%
Income > 100% of HAMFI	50%	51%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	22%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	78%	0%
Income > 80% but <= 100% of HAMFI	0%	22%

	2006 - 2010 average	2014 - 2018 average
Income > 100% of HAMFI	0%	78%
Hispanic, any race		
Income <= 30% of HAMFI	0%	8%
Income > 30% but <= 50% of HAMFI	0%	19%
Income > 50% but <= 80% of HAMFI	44%	46%
Income > 80% but <= 100% of HAMFI	13%	0%
Income > 100% of HAMFI	44%	27%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	100%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	11%	12%
Income > 30% but <= 50% of HAMFI	3%	10%
Income > 50% but <= 80% of HAMFI	29%	10%
Income > 80% but <= 100% of HAMFI	18%	18%
Income > 100% of HAMFI	39%	51%
Redmond		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	29%	
Income > 30% but <= 50% of HAMFI	29%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	32%	
Income > 100% of HAMFI	11%	
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	4%	5%
Income > 30% but <= 50% of HAMFI	9%	2%
Income > 50% but <= 80% of HAMFI	5%	2%
Income > 80% but <= 100% of HAMFI	8%	6%
Income > 100% of HAMFI	74%	84%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	18%	25%
Income > 30% but <= 50% of HAMFI	31%	23%
Income > 50% but <= 80% of HAMFI	6%	0%
Income > 80% but <= 100% of HAMFI	27%	0%
Income > 100% of HAMFI	18%	52%
Hispanic, any race		
Income <= 30% of HAMFI	20%	11%
Income > 30% but <= 50% of HAMFI	13%	9%
Income > 50% but <= 80% of HAMFI	24%	14%
Income > 80% but <= 100% of HAMFI	8%	7%
Income > 100% of HAMFI	34%	60%
other (including multiple races, non-Hispanic)		

	2006 - 2010 average	2014 - 2018 average
Income <= 30% of HAMFI	16%	
Income > 30% but <= 50% of HAMFI	7%	
Income > 50% but <= 80% of HAMFI	22%	
Income > 80% but <= 100% of HAMFI	3%	
Income > 100% of HAMFI	52%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI		0%
Income > 30% but <= 50% of HAMFI		0%
Income > 50% but <= 80% of HAMFI		0%
Income > 80% but <= 100% of HAMFI		0%
Income > 100% of HAMFI		100%
White alone, non-Hispanic		
Income <= 30% of HAMFI	11%	14%
Income > 30% but <= 50% of HAMFI	7%	11%
Income > 50% but <= 80% of HAMFI	15%	9%
Income > 80% but <= 100% of HAMFI	8%	9%
Income > 100% of HAMFI	59%	58%
Sammamish		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	26%	5%
Income > 30% but <= 50% of HAMFI	9%	8%
Income > 50% but <= 80% of HAMFI	4%	5%
Income > 80% but <= 100% of HAMFI	0%	2%
Income > 100% of HAMFI	61%	80%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	26%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	53%	0%
Income > 100% of HAMFI	21%	100%
Hispanic, any race		
Income <= 30% of HAMFI	32%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	0%	5%
Income > 80% but <= 100% of HAMFI	11%	4%
Income > 100% of HAMFI	57%	91%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	29%	
Income > 80% but <= 100% of HAMFI	8%	
Income > 100% of HAMFI	63%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	

	2006 - 2010 average	2014 - 2018 average
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	100%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	13%	2%
Income > 30% but <= 50% of HAMFI	5%	5%
Income > 50% but <= 80% of HAMFI	8%	14%
Income > 80% but <= 100% of HAMFI	21%	11%
Income > 100% of HAMFI	52%	69%
Woodinville		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	0%	11%
Income > 30% but <= 50% of HAMFI	50%	0%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	13%	0%
Income > 100% of HAMFI	38%	89%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	40%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	60%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
Hispanic, any race		
Income <= 30% of HAMFI	0%	43%
Income > 30% but <= 50% of HAMFI	13%	24%
Income > 50% but <= 80% of HAMFI	55%	14%
Income > 80% but <= 100% of HAMFI	0%	14%
Income > 100% of HAMFI	32%	5%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	100%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	9%	12%
Income > 30% but <= 50% of HAMFI	14%	14%
Income > 50% but <= 80% of HAMFI	21%	11%
Income > 80% but <= 100% of HAMFI	17%	7%
Income > 100% of HAMFI	40%	56%
Yarrow Point		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	

	2006 - 2010 average	2014 - 2018 average
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	100%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	33%	0%
Income > 80% but <= 100% of HAMFI	33%	11%
Income > 100% of HAMFI	33%	89%
Other		
Seattle		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	36%	46%
Income > 30% but <= 50% of HAMFI	17%	20%
Income > 50% but <= 80% of HAMFI	26%	10%
Income > 80% but <= 100% of HAMFI	9%	3%
Income > 100% of HAMFI	13%	21%
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	36%	30%
Income > 30% but <= 50% of HAMFI	16%	9%
Income > 50% but <= 80% of HAMFI	16%	11%
Income > 80% but <= 100% of HAMFI	8%	8%
Income > 100% of HAMFI	23%	42%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	45%	46%
Income > 30% but <= 50% of HAMFI	19%	19%
Income > 50% but <= 80% of HAMFI	14%	11%
Income > 80% but <= 100% of HAMFI	7%	6%
Income > 100% of HAMFI	15%	19%
Hispanic, any race		
Income <= 30% of HAMFI	23%	20%
Income > 30% but <= 50% of HAMFI	18%	12%
Income > 50% but <= 80% of HAMFI	21%	19%
Income > 80% but <= 100% of HAMFI	13%	14%
Income > 100% of HAMFI	24%	35%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	21%	
Income > 30% but <= 50% of HAMFI	19%	
Income > 50% but <= 80% of HAMFI	21%	
Income > 80% but <= 100% of HAMFI	12%	
Income > 100% of HAMFI	27%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	34%	21%
Income > 30% but <= 50% of HAMFI	12%	8%
Income > 50% but <= 80% of HAMFI	28%	12%
Income > 80% but <= 100% of HAMFI	13%	26%

	2006 - 2010 average	2014 - 2018 average
Income > 100% of HAMFI	13%	35%
White alone, non-Hispanic		
Income <= 30% of HAMFI	19%	16%
Income > 30% but <= 50% of HAMFI	14%	11%
Income > 50% but <= 80% of HAMFI	18%	12%
Income > 80% but <= 100% of HAMFI	13%	10%
Income > 100% of HAMFI	36%	50%
Shoreline		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	29%	25%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	43%	58%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	29%	17%
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	37%	32%
Income > 30% but <= 50% of HAMFI	11%	18%
Income > 50% but <= 80% of HAMFI	17%	4%
Income > 80% but <= 100% of HAMFI	13%	17%
Income > 100% of HAMFI	21%	29%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	33%	27%
Income > 30% but <= 50% of HAMFI	20%	18%
Income > 50% but <= 80% of HAMFI	22%	5%
Income > 80% but <= 100% of HAMFI	0%	17%
Income > 100% of HAMFI	24%	33%
Hispanic, any race		
Income <= 30% of HAMFI	11%	26%
Income > 30% but <= 50% of HAMFI	29%	30%
Income > 50% but <= 80% of HAMFI	23%	15%
Income > 80% but <= 100% of HAMFI	15%	13%
Income > 100% of HAMFI	23%	16%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	26%	
Income > 30% but <= 50% of HAMFI	23%	
Income > 50% but <= 80% of HAMFI	38%	
Income > 80% but <= 100% of HAMFI	9%	
Income > 100% of HAMFI	4%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	0%	100%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	100%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	0%
White alone, non-Hispanic		

	2006 - 2010 average	2014 - 2018 average
Income <= 30% of HAMFI	25%	23%
Income > 30% but <= 50% of HAMFI	12%	16%
Income > 50% but <= 80% of HAMFI	21%	14%
Income > 80% but <= 100% of HAMFI	11%	12%
Income > 100% of HAMFI	30%	36%
Places split by county		
Bothell (King Co part)		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	100%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	22%	28%
Income > 30% but <= 50% of HAMFI	5%	24%
Income > 50% but <= 80% of HAMFI	10%	3%
Income > 80% but <= 100% of HAMFI	14%	12%
Income > 100% of HAMFI	49%	33%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	0%	8%
Income > 50% but <= 80% of HAMFI	0%	31%
Income > 80% but <= 100% of HAMFI	67%	8%
Income > 100% of HAMFI	33%	54%
Hispanic, any race		
Income <= 30% of HAMFI	10%	3%
Income > 30% but <= 50% of HAMFI	29%	33%
Income > 50% but <= 80% of HAMFI	17%	34%
Income > 80% but <= 100% of HAMFI	8%	20%
Income > 100% of HAMFI	35%	10%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	44%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	13%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	44%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	100%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	100%
White alone, non-Hispanic		
Income <= 30% of HAMFI	13%	21%

	2006 - 2010 average	2014 - 2018 average
Income > 30% but <= 50% of HAMFI	15%	12%
Income > 50% but <= 80% of HAMFI	26%	12%
Income > 80% but <= 100% of HAMFI	17%	15%
Income > 100% of HAMFI	29%	41%
Bothell (Snohomish Co part)		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	22%	30%
Income > 30% but <= 50% of HAMFI	0%	11%
Income > 50% but <= 80% of HAMFI	22%	0%
Income > 80% but <= 100% of HAMFI	0%	11%
Income > 100% of HAMFI	56%	49%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	38%	0%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	24%
Income > 100% of HAMFI	62%	76%
Hispanic, any race		
Income <= 30% of HAMFI		14%
Income > 30% but <= 50% of HAMFI		19%
Income > 50% but <= 80% of HAMFI		17%
Income > 80% but <= 100% of HAMFI		8%
Income > 100% of HAMFI		42%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	25%	
Income > 100% of HAMFI	75%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	9%	13%
Income > 30% but <= 50% of HAMFI	10%	17%
Income > 50% but <= 80% of HAMFI	23%	15%
Income > 80% but <= 100% of HAMFI	14%	8%
Income > 100% of HAMFI	43%	46%
Seattle-Bellevue HMFA counties		
King County		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	36%	35%
Income > 30% but <= 50% of HAMFI	22%	28%
Income > 50% but <= 80% of HAMFI	17%	15%
Income > 80% but <= 100% of HAMFI	9%	6%
Income > 100% of HAMFI	15%	16%
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	27%	23%

	2006 - 2010 average	2014 - 2018 average
Income > 30% but <= 50% of HAMFI	14%	10%
Income > 50% but <= 80% of HAMFI	15%	10%
Income > 80% but <= 100% of HAMFI	10%	8%
Income > 100% of HAMFI	34%	49%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	40%	37%
Income > 30% but <= 50% of HAMFI	18%	20%
Income > 50% but <= 80% of HAMFI	18%	14%
Income > 80% but <= 100% of HAMFI	9%	9%
Income > 100% of HAMFI	15%	21%
Hispanic, any race		
Income <= 30% of HAMFI	25%	21%
Income > 30% but <= 50% of HAMFI	21%	21%
Income > 50% but <= 80% of HAMFI	22%	19%
Income > 80% but <= 100% of HAMFI	11%	12%
Income > 100% of HAMFI	20%	26%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	20%	
Income > 30% but <= 50% of HAMFI	19%	
Income > 50% but <= 80% of HAMFI	23%	
Income > 80% but <= 100% of HAMFI	12%	
Income > 100% of HAMFI	26%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	26%	26%
Income > 30% but <= 50% of HAMFI	14%	19%
Income > 50% but <= 80% of HAMFI	25%	12%
Income > 80% but <= 100% of HAMFI	9%	16%
Income > 100% of HAMFI	25%	27%
White alone, non-Hispanic		
Income <= 30% of HAMFI	19%	17%
Income > 30% but <= 50% of HAMFI	15%	13%
Income > 50% but <= 80% of HAMFI	18%	13%
Income > 80% but <= 100% of HAMFI	12%	11%
Income > 100% of HAMFI	36%	47%
Snohomish County		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	24%	27%
Income > 30% but <= 50% of HAMFI	12%	14%
Income > 50% but <= 80% of HAMFI	26%	31%
Income > 80% but <= 100% of HAMFI	12%	9%
Income > 100% of HAMFI	27%	19%
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	28%	27%
Income > 30% but <= 50% of HAMFI	17%	18%
Income > 50% but <= 80% of HAMFI	15%	14%

	2006 - 2010 average	2014 - 2018 average
Income > 80% but <= 100% of HAMFI	9%	9%
Income > 100% of HAMFI	30%	31%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	26%	22%
Income > 30% but <= 50% of HAMFI	23%	18%
Income > 50% but <= 80% of HAMFI	28%	21%
Income > 80% but <= 100% of HAMFI	5%	17%
Income > 100% of HAMFI	19%	22%
Hispanic, any race		
Income <= 30% of HAMFI	23%	21%
Income > 30% but <= 50% of HAMFI	27%	26%
Income > 50% but <= 80% of HAMFI	26%	21%
Income > 80% but <= 100% of HAMFI	9%	13%
Income > 100% of HAMFI	15%	19%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	21%	
Income > 30% but <= 50% of HAMFI	23%	
Income > 50% but <= 80% of HAMFI	20%	
Income > 80% but <= 100% of HAMFI	11%	
Income > 100% of HAMFI	25%	
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	15%	12%
Income > 30% but <= 50% of HAMFI	34%	39%
Income > 50% but <= 80% of HAMFI	24%	16%
Income > 80% but <= 100% of HAMFI	9%	16%
Income > 100% of HAMFI	17%	17%
White alone, non-Hispanic		
Income <= 30% of HAMFI	20%	21%
Income > 30% but <= 50% of HAMFI	18%	16%
Income > 50% but <= 80% of HAMFI	20%	16%
Income > 80% but <= 100% of HAMFI	12%	13%
Income > 100% of HAMFI	29%	34%
Sphere		
Ames Lake CDP		
White alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	22%	25%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	78%	0%
Income > 100% of HAMFI	0%	75%
Carnation		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	100%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	

	2006 - 2010 average	2014 - 2018 average
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	100%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
Hispanic, any race		
Income <= 30% of HAMFI	71%	25%
Income > 30% but <= 50% of HAMFI	29%	75%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	0%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	100%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	34%	13%
Income > 30% but <= 50% of HAMFI	6%	29%
Income > 50% but <= 80% of HAMFI	30%	29%
Income > 80% but <= 100% of HAMFI	0%	3%
Income > 100% of HAMFI	30%	25%
Cottage Lake CDP		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	0%	69%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	0%	15%
Income > 80% but <= 100% of HAMFI	0%	15%
Income > 100% of HAMFI	100%	0%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	67%	0%
Income > 30% but <= 50% of HAMFI	0%	100%
Income > 50% but <= 80% of HAMFI	33%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	0%
Hispanic, any race		
Income <= 30% of HAMFI	100%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	0%	29%
Income > 80% but <= 100% of HAMFI	0%	29%
Income > 100% of HAMFI	0%	41%

	2006 - 2010 average	2014 - 2018 average
Pacific Islander alone, non-Hispanic		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	100%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	35%	16%
Income > 50% but <= 80% of HAMFI	3%	6%
Income > 80% but <= 100% of HAMFI	10%	14%
Income > 100% of HAMFI	52%	64%
Duvall		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI		0%
Income > 30% but <= 50% of HAMFI		38%
Income > 50% but <= 80% of HAMFI		0%
Income > 80% but <= 100% of HAMFI		0%
Income > 100% of HAMFI		63%
Hispanic, any race		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	70%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	30%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	0%	27%
Income > 30% but <= 50% of HAMFI	31%	12%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	12%
Income > 100% of HAMFI	69%	48%
Fall City CDP		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI	100%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	0%	
Hispanic, any race		
Income <= 30% of HAMFI	44%	0%
Income > 30% but <= 50% of HAMFI	56%	42%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	17%
Income > 100% of HAMFI	0%	42%
White alone, non-Hispanic		

	2006 - 2010 average	2014 - 2018 average
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	44%	39%
Income > 50% but <= 80% of HAMFI	24%	0%
Income > 80% but <= 100% of HAMFI	0%	18%
Income > 100% of HAMFI	32%	42%
Lake Marcel-Stillwater CDP		
White alone, non-Hispanic		
Income <= 30% of HAMFI		0%
Income > 30% but <= 50% of HAMFI		0%
Income > 50% but <= 80% of HAMFI		0%
Income > 80% but <= 100% of HAMFI		17%
Income > 100% of HAMFI		83%
North Bend		
Hispanic, any race		
Income <= 30% of HAMFI	0%	100%
Income > 30% but <= 50% of HAMFI	70%	0%
Income > 50% but <= 80% of HAMFI	30%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	0%	0%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	82%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	18%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	25%	26%
Income > 30% but <= 50% of HAMFI	12%	16%
Income > 50% but <= 80% of HAMFI	25%	18%
Income > 80% but <= 100% of HAMFI	9%	5%
Income > 100% of HAMFI	29%	35%
Snoqualmie		
American Indian or Alaska Native alone, non-Hispanic		
Income <= 30% of HAMFI		0%
Income > 30% but <= 50% of HAMFI		100%
Income > 50% but <= 80% of HAMFI		0%
Income > 80% but <= 100% of HAMFI		0%
Income > 100% of HAMFI		0%
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	0%	23%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	100%	77%
Hispanic, any race		

	2006 - 2010 average	2014 - 2018 average
Income <= 30% of HAMFI	63%	0%
Income > 30% but <= 50% of HAMFI	25%	0%
Income > 50% but <= 80% of HAMFI	13%	0%
Income > 80% but <= 100% of HAMFI	0%	100%
Income > 100% of HAMFI	0%	0%
other (including multiple races, non-Hispanic)		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	100%	
Income > 100% of HAMFI	0%	
White alone, non-Hispanic		
Income <= 30% of HAMFI	2%	13%
Income > 30% but <= 50% of HAMFI	17%	11%
Income > 50% but <= 80% of HAMFI	9%	4%
Income > 80% but <= 100% of HAMFI	14%	10%
Income > 100% of HAMFI	58%	61%
Union Hill-Novelty Hill CDP		
Asian alone, non-Hispanic		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	0%	0%
Income > 80% but <= 100% of HAMFI	0%	0%
Income > 100% of HAMFI	100%	100%
Black or African-American alone, non-Hispanic		
Income <= 30% of HAMFI	0%	
Income > 30% but <= 50% of HAMFI	0%	
Income > 50% but <= 80% of HAMFI	0%	
Income > 80% but <= 100% of HAMFI	0%	
Income > 100% of HAMFI	100%	
Hispanic, any race		
Income <= 30% of HAMFI	0%	0%
Income > 30% but <= 50% of HAMFI	0%	0%
Income > 50% but <= 80% of HAMFI	53%	100%
Income > 80% but <= 100% of HAMFI	27%	0%
Income > 100% of HAMFI	20%	0%
White alone, non-Hispanic		
Income <= 30% of HAMFI	6%	8%
Income > 30% but <= 50% of HAMFI	17%	14%
Income > 50% but <= 80% of HAMFI	14%	13%
Income > 80% but <= 100% of HAMFI	4%	6%
Income > 100% of HAMFI	58%	59%

Source(s):

U.S. Department of Housing and Urban Development. 2013. “2003-2010 Comprehensive Housing Affordability Strategy (CHAS).”

U.S. Department of Housing and Urban Development. August 2020. “2013-2017 Comprehensive Housing Affordability Strategy (CHAS).”

Exhibit A13: Tenure by Race/Ethnicity of Householder

Occupied housing units.

Meets one of the requirements of Countywide Planning Policy H-4(f)(2).

	2015 - 2019 average
EKC cities	
BIPOC	
Owner occupied	59%
Renter occupied	41%
American Indian or Alaska Native alone	
Owner occupied	59%
Renter occupied	41%
Asian alone	
Owner occupied	63%
Renter occupied	37%
Black or African American alone	
Owner occupied	25%
Renter occupied	75%
Native Hawaiian or other Pacific Islander	
Owner occupied	43%
Renter occupied	57%
Other Race alone	
Owner occupied	35%
Renter occupied	65%
Two or More Races	
Owner occupied	54%
Renter occupied	46%
White, Not Hispanic or Latino	
Owner occupied	66%
Renter occupied	34%
Beaux Arts Village	
BIPOC	
Owner occupied	100%
Renter occupied	0%
Asian alone	
Owner occupied	100%
Renter occupied	0%
White, Not Hispanic or Latino	
Owner occupied	89%
Renter occupied	11%
Bellevue	
BIPOC	
Owner occupied	48%
Renter occupied	52%
American Indian or Alaska Native alone	
Owner occupied	22%
Renter occupied	78%
Asian alone	
Owner occupied	50%

	2015 - 2019 average
Renter occupied	50%
Black or African American alone	
Owner occupied	26%
Renter occupied	74%
Native Hawaiian or other Pacific Islander	
Owner occupied	56%
Renter occupied	44%
Other Race alone	
Owner occupied	33%
Renter occupied	67%
Two or More Races	
Owner occupied	46%
Renter occupied	54%
White, Not Hispanic or Latino	
Owner occupied	60%
Renter occupied	40%
Bothell	
BIPOC	
Owner occupied	65%
Renter occupied	35%
American Indian or Alaska Native alone	
Owner occupied	100%
Renter occupied	0%
Asian alone	
Owner occupied	75%
Renter occupied	25%
Black or African American alone	
Owner occupied	30%
Renter occupied	70%
Native Hawaiian or other Pacific Islander	
Owner occupied	0%
Renter occupied	100%
Other Race alone	
Owner occupied	40%
Renter occupied	60%
Two or More Races	
Owner occupied	63%
Renter occupied	37%
White, Not Hispanic or Latino	
Owner occupied	67%
Renter occupied	33%
Clyde Hill	
BIPOC	
Owner occupied	95%
Renter occupied	5%
American Indian or Alaska Native alone	
Owner occupied	100%
Renter occupied	0%
Asian alone	
Owner occupied	95%

	2015 - 2019 average
Renter occupied	5%
Black or African American alone	
Owner occupied	100%
Renter occupied	0%
Other Race alone	
Owner occupied	100%
Renter occupied	0%
Two or More Races	
Owner occupied	100%
Renter occupied	0%
White, Not Hispanic or Latino	
Owner occupied	87%
Renter occupied	13%
Hunts Point	
BIPOC	
Owner occupied	100%
Renter occupied	0%
Asian alone	
Owner occupied	100%
Renter occupied	0%
White, Not Hispanic or Latino	
Owner occupied	89%
Renter occupied	11%
Issaquah	
BIPOC	
Owner occupied	65%
Renter occupied	35%
Asian alone	
Owner occupied	74%
Renter occupied	26%
Black or African American alone	
Owner occupied	3%
Renter occupied	97%
Other Race alone	
Owner occupied	48%
Renter occupied	52%
Two or More Races	
Owner occupied	72%
Renter occupied	28%
White, Not Hispanic or Latino	
Owner occupied	60%
Renter occupied	40%
Kenmore	
BIPOC	
Owner occupied	69%
Renter occupied	31%
Asian alone	
Owner occupied	83%
Renter occupied	17%
Black or African American alone	

	2015 - 2019 average
Owner occupied	36%
Renter occupied	64%
Native Hawaiian or other Pacific Islander	
Owner occupied	69%
Renter occupied	31%
Other Race alone	
Owner occupied	12%
Renter occupied	88%
Two or More Races	
Owner occupied	52%
Renter occupied	48%
White, Not Hispanic or Latino	
Owner occupied	74%
Renter occupied	26%
Kirkland	
Owner occupied	63%
Renter occupied	37%
BIPOC	
American Indian or Alaska Native alone	
Owner occupied	59%
Renter occupied	41%
Asian alone	
Owner occupied	71%
Renter occupied	29%
Black or African American alone	
Owner occupied	23%
Renter occupied	77%
Native Hawaiian or other Pacific Islander	
Owner occupied	0%
Renter occupied	100%
Other Race alone	
Owner occupied	32%
Renter occupied	68%
Two or More Races	
Owner occupied	57%
Renter occupied	43%
White, Not Hispanic or Latino	
Owner occupied	64%
Renter occupied	36%
Medina	
BIPOC	
Owner occupied	90%
Renter occupied	10%
Asian alone	
Owner occupied	91%
Renter occupied	9%
Two or More Races	
Owner occupied	83%
Renter occupied	17%
White, Not Hispanic or Latino	73%

	2015 - 2019 average
Owner occupied	86%
Renter occupied	14%
Mercer Island	
BIPOC	
Owner occupied	72%
Renter occupied	28%
Asian alone	
Owner occupied	75%
Renter occupied	25%
Black or African American alone	
Owner occupied	34%
Renter occupied	66%
Native Hawaiian or other Pacific Islander	
Owner occupied	0%
Renter occupied	100%
Other Race alone	
Owner occupied	62%
Renter occupied	38%
Two or More Races	
Owner occupied	73%
Renter occupied	27%
White, Not Hispanic or Latino	
Owner occupied	68%
Renter occupied	32%
Newcastle	
BIPOC	
Owner occupied	73%
Renter occupied	27%
Asian alone	
Owner occupied	76%
Renter occupied	24%
Black or African American alone	
Owner occupied	60%
Renter occupied	40%
Other Race alone	
Owner occupied	0%
Renter occupied	100%
Two or More Races	
Owner occupied	63%
Renter occupied	38%
White, Not Hispanic or Latino	
Owner occupied	80%
Renter occupied	20%
Redmond	
BIPOC	
Owner occupied	45%
Renter occupied	55%
American Indian or Alaska Native alone	
Owner occupied	100%
Renter occupied	0%

	2015 - 2019 average
Asian alone	
Owner occupied	48%
Renter occupied	52%
Black or African American alone	
Owner occupied	18%
Renter occupied	82%
Native Hawaiian or other Pacific Islander	
Owner occupied	0%
Renter occupied	100%
Other Race alone	
Owner occupied	24%
Renter occupied	76%
Two or More Races	
Owner occupied	30%
Renter occupied	70%
White, Not Hispanic or Latino	
Owner occupied	55%
Renter occupied	45%
Sammamish	
BIPOC	
Owner occupied	88%
Renter occupied	12%
American Indian or Alaska Native alone	
Owner occupied	43%
Renter occupied	57%
Asian alone	
Owner occupied	92%
Renter occupied	8%
Black or African American alone	
Owner occupied	33%
Renter occupied	67%
Native Hawaiian or other Pacific Islander	
Owner occupied	100%
Renter occupied	0%
Other Race alone	
Owner occupied	70%
Renter occupied	30%
Two or More Races	
Owner occupied	65%
Renter occupied	35%
White, Not Hispanic or Latino	
Owner occupied	86%
Renter occupied	14%
Woodinville	
BIPOC	
Owner occupied	71%
Renter occupied	29%
American Indian or Alaska Native alone	
Owner occupied	73%
Renter occupied	27%

	2015 - 2019 average
Asian alone	
Owner occupied	75%
Renter occupied	25%
Black or African American alone	
Owner occupied	62%
Renter occupied	38%
Other Race alone	
Owner occupied	21%
Renter occupied	79%
Two or More Races	
Owner occupied	73%
Renter occupied	27%
White, Not Hispanic or Latino	
Owner occupied	59%
Renter occupied	41%
Yarrow Point	
BIPOC	
Owner occupied	100%
Renter occupied	0%
Asian alone	
Owner occupied	100%
Renter occupied	0%
Two or More Races	
Owner occupied	100%
Renter occupied	0%
White, Not Hispanic or Latino	
Owner occupied	92%
Renter occupied	8%
Other	
Seattle	
BIPOC	
Owner occupied	36%
Renter occupied	64%
American Indian or Alaska Native alone	
Owner occupied	28%
Renter occupied	72%
Asian alone	
Owner occupied	44%
Renter occupied	56%
Black or African American alone	
Owner occupied	25%
Renter occupied	75%
Native Hawaiian or other Pacific Islander	
Owner occupied	32%
Renter occupied	68%
Other Race alone	
Owner occupied	21%
Renter occupied	79%
Two or More Races	
Owner occupied	30%

	2015 - 2019 average
Renter occupied	70%
White, Not Hispanic or Latino	
Owner occupied	51%
Renter occupied	49%
Shoreline	
BIPOC	
Owner occupied	56%
Renter occupied	44%
American Indian or Alaska Native alone	
Owner occupied	48%
Renter occupied	52%
Asian alone	
Owner occupied	69%
Renter occupied	31%
Black or African American alone	
Owner occupied	32%
Renter occupied	68%
Native Hawaiian or other Pacific Islander	
Owner occupied	20%
Renter occupied	80%
Other Race alone	
Owner occupied	34%
Renter occupied	66%
Two or More Races	
Owner occupied	45%
Renter occupied	55%
White, Not Hispanic or Latino	
Owner occupied	67%
Renter occupied	33%
Places split by county	
Bothell (King Co part)	
BIPOC	
Owner occupied	64%
Renter occupied	36%
American Indian or Alaska Native alone	
Owner occupied	100%
Renter occupied	0%
Asian alone	
Owner occupied	74%
Renter occupied	26%
Black or African American alone	
Owner occupied	30%
Renter occupied	70%
Native Hawaiian or other Pacific Islander	
Owner occupied	0%
Renter occupied	100%
Other Race alone	
Owner occupied	43%
Renter occupied	57%
Two or More Races	

	2015 - 2019 average
Owner occupied	67%
Renter occupied	33%
White, Not Hispanic or Latino	
Owner occupied	64%
Renter occupied	36%
Bothell (Snohomish Co part)	
BIPOC	
Owner occupied	66%
Renter occupied	34%
American Indian or Alaska Native alone	
Owner occupied	100%
Renter occupied	0%
Asian alone	
Owner occupied	76%
Renter occupied	24%
Black or African American alone	
Owner occupied	29%
Renter occupied	71%
Other Race alone	
Owner occupied	29%
Renter occupied	71%
Two or More Races	
Owner occupied	52%
Renter occupied	48%
White, Not Hispanic or Latino	
Owner occupied	73%
Renter occupied	27%
Seattle-Bellevue HMFA counties	
King County	
BIPOC	
Owner occupied	46%
Renter occupied	54%
American Indian or Alaska Native alone	
Owner occupied	37%
Renter occupied	63%
Asian alone	
Owner occupied	59%
Renter occupied	41%
Black or African American alone	
Owner occupied	28%
Renter occupied	72%
Native Hawaiian or other Pacific Islander	
Owner occupied	24%
Renter occupied	76%
Other Race alone	
Owner occupied	29%
Renter occupied	71%
Two or More Races	
Owner occupied	40%
Renter occupied	60%

	2015 - 2019 average
White, Not Hispanic or Latino	
Owner occupied	63%
Renter occupied	37%
Snohomish County	
BIPOC	
Owner occupied	58%
Renter occupied	42%
American Indian or Alaska Native alone	
Owner occupied	55%
Renter occupied	45%
Asian alone	
Owner occupied	72%
Renter occupied	28%
Black or African American alone	
Owner occupied	40%
Renter occupied	60%
Native Hawaiian or other Pacific Islander	
Owner occupied	36%
Renter occupied	64%
Other Race alone	
Owner occupied	36%
Renter occupied	64%
Two or More Races	
Owner occupied	52%
Renter occupied	48%
White, Not Hispanic or Latino	
Owner occupied	70%
Renter occupied	30%
Sphere	
Ames Lake CDP	
BIPOC	
Owner occupied	61%
Renter occupied	39%
Asian alone	
Owner occupied	100%
Renter occupied	0%
Two or More Races	
Owner occupied	0%
Renter occupied	100%
White, Not Hispanic or Latino	
Owner occupied	94%
Renter occupied	6%
Carnation	
BIPOC	
Owner occupied	76%
Renter occupied	24%
Asian alone	
Owner occupied	100%
Renter occupied	0%
Two or More Races	

	2015 - 2019 average
Owner occupied	68%
Renter occupied	32%
White, Not Hispanic or Latino	
Owner occupied	85%
Renter occupied	15%
Cottage Lake CDP	
BIPOC	
Owner occupied	86%
Renter occupied	14%
Asian alone	
Owner occupied	87%
Renter occupied	13%
Black or African American alone	
Owner occupied	73%
Renter occupied	27%
Two or More Races	**24%**
Owner occupied	87%
Renter occupied	13%
White, Not Hispanic or Latino	
Owner occupied	93%
Renter occupied	7%
Duvall	
BIPOC	
Owner occupied	%
Renter occupied	14
Asian alone	
Owner occupied	70%
Renter occupied	30%
Black or African American alone	
Owner occupied	100%
Renter occupied	0%
Other Race alone	
Owner occupied	100%
Renter occupied	0%
Two or More Races	
Owner occupied	100%
Renter occupied	0%
White, Not Hispanic or Latino	
Owner occupied	94%
Renter occupied	6%
Fall City CDP	
BIPOC	
Owner occupied	77%
Renter occupied	23%
Asian alone	
Owner occupied	100%
Renter occupied	0%
Native Hawaiian or other Pacific Islander	
Owner occupied	100%
Renter occupied	0%

	2015 - 2019 average
Other Race alone	
Owner occupied	0%
Renter occupied	100%
Two or More Races	
Owner occupied	100%
Renter occupied	0%
White, Not Hispanic or Latino	
Owner occupied	75%
Renter occupied	25%
Lake Marcel-Stillwater CDP	
BIPOC	
Owner occupied	100%
Renter occupied	0%
Two or More Races	
Owner occupied	100%
Renter occupied	0%
White, Not Hispanic or Latino	
Owner occupied	88%
Renter occupied	12%
North Bend	
BIPOC	
Owner occupied	81%
Renter occupied	19%
Asian alone	
Owner occupied	100%
Renter occupied	0%
Black or African American alone	
Owner occupied	100%
Renter occupied	0%
Other Race alone	
Owner occupied	60%
Renter occupied	40%
Two or More Races	
Owner occupied	100%
Renter occupied	0%
White, Not Hispanic or Latino	
Owner occupied	70%
Renter occupied	30%
Snoqualmie	
BIPOC	
Owner occupied	76%
Renter occupied	24%
Asian alone	
Owner occupied	90%
Renter occupied	10%
Black or African American alone	
Owner occupied	100%
Renter occupied	0%
Other Race alone	
Owner occupied	0%

	2015 - 2019 average
Renter occupied	100%
Two or More Races	
Owner occupied	37%
Renter occupied	63%
White, Not Hispanic or Latino	
Owner occupied	87%
Renter occupied	13%
Union Hill-Novelty Hill CDP	
BIPOC	
Owner occupied	89%
Renter occupied	11%
American Indian or Alaska Native alone	
Owner occupied	100%
Renter occupied	0%
Asian alone	
Owner occupied	90%
Renter occupied	10%
Black or African American alone	
Owner occupied	100%
Renter occupied	0%
Other Race alone	
Owner occupied	44%
Renter occupied	56%
Two or More Races	
Owner occupied	83%
Renter occupied	17%
White, Not Hispanic or Latino	
Owner occupied	85%
Renter occupied	15%

Source(s):

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A14: Housing Cost Burden

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
EKC cities	**182,556**		**201,808**	
Cost burden not computed (no/negative income)	1,338	1%		
Housing costs <= 30% of income	121,508	67%	146,984	73%
Housing costs > 30% but <= 50% of income	34,913	19%	30,568	15%
Housing costs > 50% of income	24,797	14%	24,256	12%
Beaux Arts Village	**135**		**168**	
Cost burden not computed (no/negative income)	0	0%		0%
Housing costs <= 30% of income	88	65%	116	69%
Housing costs > 30% but <= 50% of income	23	17%	36	21%
Housing costs > 50% of income	24	18%	16	10%
Bellevue	**52,176**		**56,589**	
Cost burden not computed (no/negative income)	569	1%		0%
Housing costs <= 30% of income	34,740	67%	40,440	71%
Housing costs > 30% but <= 50% of income	9,108	17%	8,980	16%
Housing costs > 50% of income	7,759	15%	7,169	13%
Bothell	**13,653**		**17,078**	
Cost burden not computed (no/negative income)	30	0%		0%
Housing costs <= 30% of income	9,075	66%	12,164	71%
Housing costs > 30% but <= 50% of income	2,809	21%	2,930	17%
Housing costs > 50% of income	1,739	13%	1,984	12%
Clyde Hill	**870**		**1,084**	
Cost burden not computed (no/negative income)	0	0%		0%
Housing costs <= 30% of income	666	77%	805	74%
Housing costs > 30% but <= 50% of income	132	15%	129	12%
Housing costs > 50% of income	72	8%	150	14%
Hunts Point	**181**		**187**	
Cost burden not computed (no/negative income)	4	2%		0%
Housing costs <= 30% of income	107	59%	123	66%
Housing costs > 30% but <= 50% of income	32	18%	32	17%
Housing costs > 50% of income	38	21%	32	17%
Issaquah	**11,931**		**15,192**	
Cost burden not computed (no/negative income)	75	1%		0%
Housing costs <= 30% of income	7,720	65%	10,315	68%
Housing costs > 30% but <= 50% of income	2,454	21%	2,748	18%
Housing costs > 50% of income	1,682	14%	2,129	14%
Kenmore	**7,879**		**8,564**	
Cost burden not computed (no/negative income)	25	0%		0%
Housing costs <= 30% of income	5,255	67%	6,206	72%
Housing costs > 30% but <= 50% of income	1,434	18%	1,523	18%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Housing costs > 50% of income	1,165	15%	835	10%
Kirkland	**36,440**		**35,783**	
Cost burden not computed (no/negative income)	315	1%		0%
Housing costs <= 30% of income	23,108	63%	25,844	72%
Housing costs > 30% but <= 50% of income	7,820	21%	5,484	15%
Housing costs > 50% of income	5,197	14%	4,455	12%
Medina	**1,044**		**1,147**	
Cost burden not computed (no/negative income)	25	2%		0%
Housing costs <= 30% of income	716	69%	820	71%
Housing costs > 30% but <= 50% of income	166	16%	156	14%
Housing costs > 50% of income	137	13%	171	15%
Mercer Island	**9,184**		**9,997**	
Cost burden not computed (no/negative income)	15	0%		0%
Housing costs <= 30% of income	6,469	70%	7,194	72%
Housing costs > 30% but <= 50% of income	1,600	17%	1,173	12%
Housing costs > 50% of income	1,100	12%	1,630	16%
Newcastle	**3,883**		**4,383**	
Cost burden not computed (no/negative income)	0	0%		0%
Housing costs <= 30% of income	2,564	66%	3,078	70%
Housing costs > 30% but <= 50% of income	815	21%	815	19%
Housing costs > 50% of income	504	13%	490	11%
Redmond	**22,398**		**25,164**	
Cost burden not computed (no/negative income)	130	1%		0%
Housing costs <= 30% of income	15,580	70%	19,474	77%
Housing costs > 30% but <= 50% of income	3,774	17%	3,025	12%
Housing costs > 50% of income	2,914	13%	2,665	11%
Sammamish	**18,099**		**21,094**	
Cost burden not computed (no/negative income)	140	1%		0%
Housing costs <= 30% of income	12,435	69%	16,944	80%
Housing costs > 30% but <= 50% of income	3,785	21%	2,515	12%
Housing costs > 50% of income	1,739	10%	1,635	8%
Woodinville	**4,339**		**4,945**	
Cost burden not computed (no/negative income)	10	0%		0%
Housing costs <= 30% of income	2,760	64%	3,165	64%
Housing costs > 30% but <= 50% of income	930	21%	955	19%
Housing costs > 50% of income	639	15%	825	17%
Yarrow Point	**344**		**433**	
Cost burden not computed (no/negative income)	0	0%		0%
Housing costs <= 30% of income	225	65%	296	68%
Housing costs > 30% but <= 50% of income	31	9%	67	15%
Housing costs > 50% of income	88	26%	70	16%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Other	**301,602**		**341,063**	
Seattle	**280,449**		**319,030**	
Cost burden not computed (no/negative income)	2,925	1%		0%
Housing costs <= 30% of income	171,835	61%	213,150	67%
Housing costs > 30% but <= 50% of income	58,399	21%	58,425	18%
Housing costs > 50% of income	47,290	17%	47,455	15%
Shoreline	**21,153**		**22,033**	
Cost burden not computed (no/negative income)	279	1%		0%
Housing costs <= 30% of income	12,704	60%	14,530	66%
Housing costs > 30% but <= 50% of income	4,430	21%	3,964	18%
Housing costs > 50% of income	3,740	18%	3,539	16%
Places split by county	**13,638**		**17,041**	
Bothell (King Co part)	**7,230**		**10,853**	
Cost burden not computed (no/negative income)	10	0%		0%
Housing costs <= 30% of income	4,854	67%	7,674	71%
Housing costs > 30% but <= 50% of income	1,297	18%	1,840	17%
Housing costs > 50% of income	1,069	15%	1,339	12%
Bothell (Snohomish Co part)	**6,408**		**6,188**	
Cost burden not computed (no/negative income)	20	0%		0%
Housing costs <= 30% of income	4,225	66%	4,462	72%
Housing costs > 30% but <= 50% of income	1,499	23%	1,083	18%
Housing costs > 50% of income	664	10%	643	10%
Seattle-Bellevue HMFA counties	**1,045,885**		**1,144,160**	
King County	**781,960**		**856,660**	
Cost burden not computed (no/negative income)	6,400	1%		0%
Housing costs <= 30% of income	485,065	62%	584,265	68%
Housing costs > 30% but <= 50% of income	165,970	21%	153,085	18%
Housing costs > 50% of income	124,525	16%	119,310	14%
Snohomish County	**263,925**		**287,500**	
Cost burden not computed (no/negative income)	1,345	1%		0%
Housing costs <= 30% of income	158,740	60%	199,145	69%
Housing costs > 30% but <= 50% of income	63,445	24%	52,525	18%
Housing costs > 50% of income	40,395	15%	35,830	12%
Sphere	**24,063**		**28,081**	
Ames Lake CDP	**542**		**623**	
Cost burden not computed (no/negative income)	0	0%		0%
Housing costs <= 30% of income	349	64%	420	67%
Housing costs > 30% but <= 50% of income	149	27%	129	21%
Housing costs > 50% of income	44	8%	74	12%
Carnation	**725**		**664**	
Cost burden not computed (no/negative income)	0	0%		0%
Housing costs <= 30% of income	380	52%	448	67%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Housing costs > 30% but <= 50% of income	198	27%	143	22%
Housing costs > 50% of income	147	20%	73	11%
Cottage Lake CDP	**7,501**		**8,048**	
Cost burden not computed (no/negative income)	35	0%		0%
Housing costs <= 30% of income	4,859	65%	6,024	75%
Housing costs > 30% but <= 50% of income	1,484	20%	1,220	15%
Housing costs > 50% of income	1,123	15%	804	10%
Duvall	**2,061**		**2,585**	
Cost burden not computed (no/negative income)	4	0%		0%
Housing costs <= 30% of income	1,280	62%	2,260	87%
Housing costs > 30% but <= 50% of income	598	29%	190	7%
Housing costs > 50% of income	179	9%	135	5%
Fall City CDP	**770**		**825**	
Cost burden not computed (no/negative income)	0	0%		0%
Housing costs <= 30% of income	430	56%	510	62%
Housing costs > 30% but <= 50% of income	195	25%	235	28%
Housing costs > 50% of income	145	19%	80	10%
Lake Marcel-Stillwater CDP	**408**		**550**	
Cost burden not computed (no/negative income)	0	0%		0%
Housing costs <= 30% of income	313	77%	470	85%
Housing costs > 30% but <= 50% of income	30	7%	65	12%
Housing costs > 50% of income	65	16%	15	3%
North Bend	**2,205**		**2,485**	
Cost burden not computed (no/negative income)	55	2%		0%
Housing costs <= 30% of income	1,440	65%	1,845	74%
Housing costs > 30% but <= 50% of income	445	20%	245	10%
Housing costs > 50% of income	265	12%	395	16%
Snoqualmie	**3,022**		**4,283**	
Cost burden not computed (no/negative income)	0	0%		0%
Housing costs <= 30% of income	1,829	61%	3,387	79%
Housing costs > 30% but <= 50% of income	929	31%	703	16%
Housing costs > 50% of income	264	9%	193	5%
Union Hill-Novelty Hill CDP	**6,829**		**8,018**	
Cost burden not computed (no/negative income)	10	0%		0%
Housing costs <= 30% of income	4,450	65%	5,909	74%
Housing costs > 30% but <= 50% of income	1,364	20%	1,335	17%
Housing costs > 50% of income	1,005	15%	774	10%

Source(s):

U.S. Department of Housing and Urban Development. 2013. “2003-2010 Comprehensive Housing Affordability Strategy (CHAS).”

U.S. Department of Housing and Urban Development. August 2020. “2013-2017 Comprehensive Housing Affordability Strategy (CHAS).

Exhibit A15: Housing Cost Burden by Tenure

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
EKC cities	**182,556**		**201,808**	
Owner occupied	119,415		127,628	
Cost burden not computed (no/negative income)	524	0%		
Housing costs <= 30% of income	81,656	68%	98,724	77%
Housing costs > 30% but <= 50% of income	23,740	20%	17,188	13%
Housing costs > 50% of income	13,495	11%	11,716	12%
Renter occupied	63,141		74,180	
Cost burden not computed (no/negative income)	814	1%		
Housing costs <= 30% of income	39,852	63%	48,260	65%
Housing costs > 30% but <= 50% of income	11,173	18%	13,380	18%
Housing costs > 50% of income	11,302	18%	12,540	17%
Beaux Arts Village	**135**		**168**	
Owner occupied	123		148	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	80	65%	108	73%
Housing costs > 30% but <= 50% of income	23	19%	28	19%
Housing costs > 50% of income	20	16%	12	8%
Renter occupied	12		20	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	8	67%	8	40%
Housing costs > 30% but <= 50% of income	0	0%	8	40%
Housing costs > 50% of income	4	33%	4	20%
Bellevue	**52,176**		**56,589**	
Owner occupied	30,597		31,699	
Cost burden not computed (no/negative income)	225	1%		
Housing costs <= 30% of income	21,255	69%	23,755	75%
Housing costs > 30% but <= 50% of income	5,223	17%	4,565	14%
Housing costs > 50% of income	3,894	13%	3,379	11%
Renter occupied	21,579		24,890	
Cost burden not computed (no/negative income)	344	2%		
Housing costs <= 30% of income	13,485	62%	16,685	67%
Housing costs > 30% but <= 50% of income	3,885	18%	4,415	18%
Housing costs > 50% of income	3,865	18%	3,790	15%
Bothell	**13,653**		**17,078**	
Owner occupied	8,823		11,299	
Cost burden not computed (no/negative income)	10	0%		
Housing costs <= 30% of income	6,225	71%	8,880	79%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Housing costs > 30% but <= 50% of income	1,829	21%	1,585	14%
Housing costs > 50% of income	759	9%	834	7%
Renter occupied	4,830		5,779	
Cost burden not computed (no/negative income)	20	0%		
Housing costs <= 30% of income	2,850	59%	3,284	57%
Housing costs > 30% but <= 50% of income	980	20%	1,345	23%
Housing costs > 50% of income	980	20%	1,150	20%
Clyde Hill	**870**		**1,084**	
Owner occupied	795		956	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	599	75%	689	72%
Housing costs > 30% but <= 50% of income	128	16%	125	13%
Housing costs > 50% of income	68	9%	142	15%
Renter occupied	75		128	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	67	89%	116	91%
Housing costs > 30% but <= 50% of income	4	5%	4	3%
Housing costs > 50% of income	4	5%	8	6%
Hunts Point	**181**		**187**	
Owner occupied	161		167	
Cost burden not computed (no/negative income)	4	2%		
Housing costs <= 30% of income	87	54%	107	64%
Housing costs > 30% but <= 50% of income	32	20%	28	17%
Housing costs > 50% of income	38	24%	32	19%
Renter occupied	20		20	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	20	100%	16	80%
Housing costs > 30% but <= 50% of income	0	0%	4	20%
Housing costs > 50% of income	0	0%	0	0%
Issaquah	**11,931**		**15,192**	
Owner occupied	7,629		9,023	
Cost burden not computed (no/negative income)	15	0%		
Housing costs <= 30% of income	5,120	67%	6,665	74%
Housing costs > 30% but <= 50% of income	1,629	21%	1,479	16%
Housing costs > 50% of income	865	11%	879	10%
Renter occupied	4,302		6,169	
Cost burden not computed (no/negative income)	60	1%		
Housing costs <= 30% of income	2,600	60%	3,650	59%
Housing costs > 30% but <= 50% of income	825	19%	1,269	21%
Housing costs > 50% of income	817	19%	1,250	20%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Kenmore	**7,879**		**8,564**	
Owner occupied	5,764		6,283	
Cost burden not computed (no/negative income)	15	0%		
Housing costs <= 30% of income	3,995	69%	5,004	80%
Housing costs > 30% but <= 50% of income	1,039	18%	824	13%
Housing costs > 50% of income	715	12%	455	7%
Renter occupied	2,115		2,281	
Cost burden not computed (no/negative income)	10	0%		
Housing costs <= 30% of income	1,260	60%	1,202	53%
Housing costs > 30% but <= 50% of income	395	19%	699	31%
Housing costs > 50% of income	450	21%	380	17%
Kirkland	**36,440**		**35,783**	
Owner occupied	24,203		22,610	
Cost burden not computed (no/negative income)	125	1%		
Housing costs <= 30% of income	15,400	64%	17,540	78%
Housing costs > 30% but <= 50% of income	5,450	23%	3,000	13%
Housing costs > 50% of income	3,228	13%	2,070	9%
Renter occupied	12,237		13,173	
Cost burden not computed (no/negative income)	190	2%		
Housing costs <= 30% of income	7,708	63%	8,304	63%
Housing costs > 30% but <= 50% of income	2,370	19%	2,484	19%
Housing costs > 50% of income	1,969	16%	2,385	18%
Medina	**1,044**		**1,147**	
Owner occupied	897		1,016	
Cost burden not computed (no/negative income)	25	3%		
Housing costs <= 30% of income	618	69%	756	74%
Housing costs > 30% but <= 50% of income	141	16%	128	13%
Housing costs > 50% of income	113	13%	132	13%
Renter occupied	147		131	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	98	67%	64	49%
Housing costs > 30% but <= 50% of income	25	17%	28	21%
Housing costs > 50% of income	24	16%	39	30%
Mercer Island	**9,184**		**9,997**	
Owner occupied	7,035		7,042	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	5,175	74%	5,284	75%
Housing costs > 30% but <= 50% of income	1,165	17%	818	12%
Housing costs > 50% of income	695	10%	940	13%
Renter occupied	2,149		2,955	
Cost burden not computed (no/negative income)	15	1%		

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Housing costs <= 30% of income	1,294	60%	1,910	65%
Housing costs > 30% but <= 50% of income	435	20%	355	12%
Housing costs > 50% of income	405	19%	690	23%
Newcastle	**3,883**		**4,383**	
Owner occupied	2,884		3,334	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	1,950	68%	2,459	74%
Housing costs > 30% but <= 50% of income	605	21%	605	18%
Housing costs > 50% of income	329	11%	270	8%
Renter occupied	999		1,049	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	614	61%	619	59%
Housing costs > 30% but <= 50% of income	210	21%	210	20%
Housing costs > 50% of income	175	18%	220	21%
Redmond	**22,398**		**25,164**	
Owner occupied	11,839		12,709	
Cost burden not computed (no/negative income)	25	0%		
Housing costs <= 30% of income	8,185	69%	10,379	82%
Housing costs > 30% but <= 50% of income	2,490	21%	1,480	12%
Housing costs > 50% of income	1,139	10%	850	7%
Renter occupied	10,559		12,455	
Cost burden not computed (no/negative income)	105	1%		
Housing costs <= 30% of income	7,395	70%	9,095	73%
Housing costs > 30% but <= 50% of income	1,284	12%	1,545	12%
Housing costs > 50% of income	1,775	17%	1,815	15%
Sammamish	**18,099**		**21,094**	
Owner occupied	15,559		18,074	
Cost burden not computed (no/negative income)	70	0%		
Housing costs <= 30% of income	10,795	69%	14,669	81%
Housing costs > 30% but <= 50% of income	3,370	22%	2,030	11%
Housing costs > 50% of income	1,324	9%	1,375	8%
Renter occupied	2,540		3,020	
Cost burden not computed (no/negative income)	70	3%		
Housing costs <= 30% of income	1,640	65%	2,275	75%
Housing costs > 30% but <= 50% of income	415	16%	485	16%
Housing costs > 50% of income	415	16%	260	9%
Woodinville	**4,339**		**4,945**	
Owner occupied	2,784		2,870	
Cost burden not computed (no/negative income)	10	0%		
Housing costs <= 30% of income	1,965	71%	2,160	75%
Housing costs > 30% but <= 50% of income	585	21%	430	15%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Housing costs > 50% of income	224	8%	280	10%
Renter occupied	1,555		2,075	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	795	51%	1,005	48%
Housing costs > 30% but <= 50% of income	345	22%	525	25%
Housing costs > 50% of income	415	27%	545	26%
Yarrow Point	**344**		**433**	
Owner occupied	322		398	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	207	64%	269	68%
Housing costs > 30% but <= 50% of income	31	10%	63	16%
Housing costs > 50% of income	84	26%	66	17%
Renter occupied	22		35	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	18	82%	27	77%
Housing costs > 30% but <= 50% of income	0	0%	4	11%
Housing costs > 50% of income	4	18%	4	11%
Other	**301,602**		**341,063**	
Seattle	**280,449**		**319,030**	
Owner occupied	137,094		148,150	
Cost burden not computed (no/negative income)	570	0%		
Housing costs <= 30% of income	91,425	67%	113,140	76%
Housing costs > 30% but <= 50% of income	27,674	20%	20,745	14%
Housing costs > 50% of income	17,425	13%	14,265	10%
Renter occupied	143,355		170,880	
Cost burden not computed (no/negative income)	2,355	2%		
Housing costs <= 30% of income	80,410	56%	100,010	59%
Housing costs > 30% but <= 50% of income	30,725	21%	37,680	22%
Housing costs > 50% of income	29,865	21%	33,190	19%
Shoreline	**21,153**		**22,033**	
Owner occupied	14,439		14,118	
Cost burden not computed (no/negative income)	209	1%		
Housing costs <= 30% of income	9,045	63%	10,415	74%
Housing costs > 30% but <= 50% of income	3,185	22%	2,314	16%
Housing costs > 50% of income	2,000	14%	1,389	10%
Renter occupied	6,714		7,915	
Cost burden not computed (no/negative income)	70	1%		
Housing costs <= 30% of income	3,659	54%	4,115	52%
Housing costs > 30% but <= 50% of income	1,245	19%	1,650	21%
Housing costs > 50% of income	1,740	26%	2,150	27%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Places split by county	**13,638**		**17,041**	
Bothell (King Co part)	**7,230**		**10,853**	
Owner occupied	4,146		6,893	
Cost burden not computed (no/negative income)	10	0%		
Housing costs <= 30% of income	3,064	74%	5,389	78%
Housing costs > 30% but <= 50% of income	733	18%	1,025	15%
Housing costs > 50% of income	339	8%	479	7%
Renter occupied	3,084		3,960	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	1,790	58%	2,285	58%
Housing costs > 30% but <= 50% of income	564	18%	815	21%
Housing costs > 50% of income	730	24%	860	22%
Bothell (Snohomish Co part)	**6,408**		**6,188**	
Owner occupied	4,659		4,370	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	3,160	68%	3,478	80%
Housing costs > 30% but <= 50% of income	1,084	23%	549	13%
Housing costs > 50% of income	415	9%	343	8%
Renter occupied	1,749		1,818	
Cost burden not computed (no/negative income)	20	1%		
Housing costs <= 30% of income	1,065	61%	984	54%
Housing costs > 30% but <= 50% of income	415	24%	534	29%
Housing costs > 50% of income	249	14%	300	17%
Seattle-Bellevue HMFA counties	**1,045,885**		**1,144,160**	
King County	**781,960**		**856,660**	
Owner occupied	468,520		491,565	
Cost burden not computed (no/negative income)	2,005	0%		
Housing costs <= 30% of income	309,255	66%	373,730	76%
Housing costs > 30% but <= 50% of income	98,875	21%	71,955	15%
Housing costs > 50% of income	58,385	12%	45,880	9%
Renter occupied	313,440		365,095	
Cost burden not computed (no/negative income)	4,395	1%		
Housing costs <= 30% of income	175,810	56%	210,535	58%
Housing costs > 30% but <= 50% of income	67,095	21%	81,130	22%
Housing costs > 50% of income	66,140	21%	73,430	20%
Snohomish County	**263,925**		**287,500**	
Owner occupied	179,770		192,615	
Cost burden not computed (no/negative income)	665	0%		
Housing costs <= 30% of income	112,810	63%	147,165	76%
Housing costs > 30% but <= 50% of income	43,495	24%	29,430	15%
Housing costs > 50% of income	22,800	13%	16,020	8%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Renter occupied	84,155		94,885	
Cost burden not computed (no/negative income)	680	1%		
Housing costs <= 30% of income	45,930	55%	51,980	55%
Housing costs > 30% but <= 50% of income	19,950	24%	23,095	24%
Housing costs > 50% of income	17,595	21%	19,810	21%
Sphere	**24,063**		**28,081**	
Ames Lake CDP	**542**		**623**	
Owner occupied	497		568	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	339	68%	375	66%
Housing costs > 30% but <= 50% of income	114	23%	129	23%
Housing costs > 50% of income	44	9%	64	11%
Renter occupied	45	100%	55	100%
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	10	22%	45	82%
Housing costs > 30% but <= 50% of income	35	78%	0	0%
Housing costs > 50% of income	0	0%	10	18%
Carnation	**725**		**664**	
Owner occupied	530		493	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	302	57%	365	74%
Housing costs > 30% but <= 50% of income	164	31%	82	17%
Housing costs > 50% of income	64	12%	46	9%
Renter occupied	195		171	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	78	40%	83	49%
Housing costs > 30% but <= 50% of income	34	17%	61	36%
Housing costs > 50% of income	83	43%	27	16%
Cottage Lake CDP	**7,501**		**8,048**	
Owner occupied	6,922		7,463	
Cost burden not computed (no/negative income)	35	1%		
Housing costs <= 30% of income	4,489	65%	5,649	76%
Housing costs > 30% but <= 50% of income	1,379	20%	1,025	14%
Housing costs > 50% of income	1,019	15%	789	11%
Renter occupied	579		585	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	370	64%	375	64%
Housing costs > 30% but <= 50% of income	105	18%	195	33%
Housing costs > 50% of income	104	18%	15	3%
Duvall	**2,061**		**2,585**	
Owner occupied	1,856		2,385	

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Cost burden not computed (no/negative income)	4	0%		
Housing costs <= 30% of income	1,150	62%	2,095	88%
Housing costs > 30% but <= 50% of income	553	30%	190	8%
Housing costs > 50% of income	149	8%	100	4%
Renter occupied	205		200	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	130	63%	165	83%
Housing costs > 30% but <= 50% of income	45	22%	0	0%
Housing costs > 50% of income	30	15%	35	18%
Fall City CDP	**770**		**825**	
Owner occupied	555		575	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	340	61%	405	70%
Housing costs > 30% but <= 50% of income	80	14%	125	22%
Housing costs > 50% of income	135	24%	45	8%
Renter occupied	215		250	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	90	42%	105	42%
Housing costs > 30% but <= 50% of income	115	53%	110	44%
Housing costs > 50% of income	10	5%	35	14%
Lake Marcel-Stillwater CDP	**408**		**550**	
Owner occupied	408		490	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	313	77%	420	86%
Housing costs > 30% but <= 50% of income	30	7%	55	11%
Housing costs > 50% of income	65	16%	15	3%
Renter occupied	0		60	
Cost burden not computed (no/negative income)	0			
Housing costs <= 30% of income	0		50	83%
Housing costs > 30% but <= 50% of income	0		10	17%
Housing costs > 50% of income	0		0	0%
North Bend	**2,205**		**2,485**	
Owner occupied	1,345		1,660	
Cost burden not computed (no/negative income)	15	1%		
Housing costs <= 30% of income	905	67%	1,375	83%
Housing costs > 30% but <= 50% of income	280	21%	140	8%
Housing costs > 50% of income	145	11%	145	9%
Renter occupied	860		825	
Cost burden not computed (no/negative income)	40	5%		
Housing costs <= 30% of income	535	62%	470	57%
Housing costs > 30% but <= 50% of income	165	19%	105	13%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Housing costs > 50% of income	120	14%	250	30%
Snoqualmie	**3,022**		**4,283**	
Owner occupied	2,492		3,646	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	1,494	60%	2,959	81%
Housing costs > 30% but <= 50% of income	769	31%	518	14%
Housing costs > 50% of income	229	9%	169	5%
Renter occupied	530		637	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	335	63%	428	67%
Housing costs > 30% but <= 50% of income	160	30%	185	29%
Housing costs > 50% of income	35	7%	24	4%
Union Hill-Novelty Hill CDP	**6,829**		**8,018**	
Owner occupied	6,004		6,833	
Cost burden not computed (no/negative income)	10	0%		
Housing costs <= 30% of income	3,985	66%	5,164	76%
Housing costs > 30% but <= 50% of income	1,144	19%	1,075	16%
Housing costs > 50% of income	865	14%	594	9%
Renter occupied	825		1,185	
Cost burden not computed (no/negative income)	0	0%		
Housing costs <= 30% of income	465	56%	745	63%
Housing costs > 30% but <= 50% of income	220	27%	260	22%
Housing costs > 50% of income	140	17%	180	15%

Source(s):

U.S. Department of Housing and Urban Development. 2013. “2003-2010 Comprehensive Housing Affordability Strategy (CHAS).”

U.S. Department of Housing and Urban Development. August 2020. “2013-2017 Comprehensive Housing Affordability Strategy (CHAS).

Exhibit A16: Cost Burden for Owner-occupied Housing by Householder's Race or Ethnicity

Meets one of requirements for Countywide Planning Policy H-4(f)(4).

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
EKC cities				
American Indian or Alaska Native alone, non-Hispanic	667		294	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	312	47%	235	80%
Housing costs > 30% but <= 50% of income	130	19%	55	19%
Housing costs > 50% of income	225	34%	4	1%
Asian alone, non-Hispanic	29,712		47,276	
Cost burden not computed (no/negative income)	395	1%	720	2%
Housing costs <= 30% of income	20,303	68%	36,019	76%
Housing costs > 30% but <= 50% of income	5246	18%	5,894	12%
Housing costs > 50% of income	3768	13%	4,643	10%
Black or African-American alone, non-Hispanic	2,938		3,513	
Cost burden not computed (no/negative income)	85	3%	25	1%
Housing costs <= 30% of income	1,755	60%	2,419	69%
Housing costs > 30% but <= 50% of income	724	25%	425	12%
Housing costs > 50% of income	374	13%	644	18%
Hispanic, any race	7,989		10,710	
Cost burden not computed (no/negative income)	95	1%	90	1%
Housing costs <= 30% of income	4,435	56%	6,428	62%
Housing costs > 30% but <= 50% of income	1,880	24%	2,274	22%
Housing costs > 50% of income	1,579	20%	1,618	16%
other (including multiple races, non-Hispanic)	3,612		5,470	
Cost burden not computed (no/negative income)	30	1%	49	1%
Housing costs <= 30% of income	2,237	62%	4,033	74%
Housing costs > 30% but <= 50% of income	830	23%	789	14%
Housing costs > 50% of income	515	14%	599	11%
Pacific Islander alone, non-Hispanic	408		340	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	206	51%	280	82%
Housing costs > 30% but <= 50% of income	199	49%	25	7%
Housing costs > 50% of income	0	0%	35	10%
White alone, non-Hispanic	137,311		136,256	
Cost burden not computed (no/negative income)	714	1%	959	1%
Housing costs <= 30% of income	92,290	67%	37,575	72%
Housing costs > 30% but <= 50% of income	25,930	19%	21,011	15%
Housing costs > 50% of income	18,377	13%	16,711	12%
Beaux Arts Village	**121**		**142**	
American Indian or Alaska Native alone, non-Hispanic	4		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	4	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
Asian alone, non-Hispanic	4		8	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	4	50%
Housing costs > 30% but <= 50% of income	4	100%	0	0%
Housing costs > 50% of income	0	0%	4	50%
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	0		8	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		4	50%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		4	50%
other (including multiple races, non-Hispanic)	4		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	4	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	109		126	
Cost burden not computed (no/negative income)	0	0%	4	3%
Housing costs <= 30% of income	80	73%	95	75%
Housing costs > 30% but <= 50% of income	15	14%	19	15%
Housing costs > 50% of income	14	13%	8	6%
Bellevue	**52,189**		**57,048**	
American Indian or Alaska Native alone, non-Hispanic	125	0%	90	0%
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	55	44%	50	56%
Housing costs > 30% but <= 50% of income	15	12%	40	44%
Housing costs > 50% of income	55	44%	0	0%
Asian alone, non-Hispanic	12,190		18,335	
Cost burden not computed (no/negative income)	255	2%	210	1%
Housing costs <= 30% of income	8,160	67%	13,765	75%
Housing costs > 30% but <= 50% of income	1,940	16%	2,370	13%
Housing costs > 50% of income	1,835	15%	1,990	11%
Black or African-American alone, non-Hispanic	1,079		1,329	
Cost burden not computed (no/negative income)	15	1%	0	0%
Housing costs <= 30% of income	625	58%	905	68%
Housing costs > 30% but <= 50% of income	329	30%	180	14%
Housing costs > 50% of income	110	10%	244	18%
Hispanic, any race	2,360		2,980	
Cost burden not computed (no/negative income)	55	2%	65	2%
Housing costs <= 30% of income	1,270	54%	1,790	60%
Housing costs > 30% but <= 50% of income	550	23%	600	20%
Housing costs > 50% of income	485	21%	525	18%
other (including multiple races, non-Hispanic)	1,225		1,554	
Cost burden not computed (no/negative income)	10	1%	4	0%
Housing costs <= 30% of income	780	64%	945	61%
Housing costs > 30% but <= 50% of income	320	26%	350	23%
Housing costs > 50% of income	115	9%	255	16%
Pacific Islander alone, non-Hispanic	210		135	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	65	31%	120	89%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 30% but <= 50% of income	145	69%	0	0%
Housing costs > 50% of income	0	0%	15	11%
White alone, non-Hispanic	35,000		32,625	
Cost burden not computed (no/negative income)	225	1%	215	1%
Housing costs <= 30% of income	23,785	68%	22,860	70%
Housing costs > 30% but <= 50% of income	5,820	17%	5,415	17%
Housing costs > 50% of income	5,170	15%	4,135	13%
Bothell	**13,650**		**17,224**	
American Indian or Alaska Native alone, non-Hispanic	60	0%	44	0%
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	20	33%	40	91%
Housing costs > 30% but <= 50% of income	30	50%	0	0%
Housing costs > 50% of income	10	17%	4	9%
Asian alone, non-Hispanic	1,095		2,255	
Cost burden not computed (no/negative income)	0	0%	70	3%
Housing costs <= 30% of income	740	68%	1,580	70%
Housing costs > 30% but <= 50% of income	225	21%	345	15%
Housing costs > 50% of income	130	12%	260	12%
Black or African-American alone, non-Hispanic	160		295	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	135	84%	250	85%
Housing costs > 30% but <= 50% of income	0	0%	35	12%
Housing costs > 50% of income	25	16%	10	3%
Hispanic, any race	560		1,235	
Cost burden not computed (no/negative income)	0	0%	15	1%
Housing costs <= 30% of income	390	70%	615	50%
Housing costs > 30% but <= 50% of income	105	19%	475	38%
Housing costs > 50% of income	65	12%	130	11%
other (including multiple races, non-Hispanic)	160		595	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	105	66%	445	75%
Housing costs > 30% but <= 50% of income	10	6%	75	13%
Housing costs > 50% of income	45	28%	75	13%
Pacific Islander alone, non-Hispanic	30		50	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	50	100%
Housing costs > 30% but <= 50% of income	30	100%	0	0%
Housing costs > 50% of income	0	0%	0	0%
White alone, non-Hispanic	11,585		12,750	
Cost burden not computed (no/negative income)	30	0%	85	1%
Housing costs <= 30% of income	7,690	66%	9,175	72%
Housing costs > 30% but <= 50% of income	2,400	21%	1,985	16%
Housing costs > 50% of income	1,465	13%	1,505	12%
Clyde Hill	**911**		**1,129**	
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	68		234	
Cost burden not computed (no/negative income)	0	0%	25	11%
Housing costs <= 30% of income	39	57%	135	58%
Housing costs > 30% but <= 50% of income	29	43%	25	11%
Housing costs > 50% of income	0	0%	49	21%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Black or African-American alone, non-Hispanic	0		4	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		4	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Hispanic, any race	10		19	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	100%	15	79%
Housing costs > 30% but <= 50% of income	0	0%	4	21%
Housing costs > 50% of income	0	0%	0	0%
other (including multiple races, non-Hispanic)	4		4	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	4	100%	4	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	0	0%	0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	829		868	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	635	77%	660	76%
Housing costs > 30% but <= 50% of income	105	13%	109	13%
Housing costs > 50% of income	89	11%	99	11%
Hunts Point	**166**		**158**	
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	12		19	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	4	33%	15	79%
Housing costs > 30% but <= 50% of income	4	33%	4	21%
Housing costs > 50% of income	4	33%	0	0%
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	0		0	
other (including multiple races, non-Hispanic)	0		0	
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	154		139	
Cost burden not computed (no/negative income)	4	3%	0	0%
Housing costs <= 30% of income	95	62%	100	72%
Housing costs > 30% but <= 50% of income	30	19%	19	14%
Housing costs > 50% of income	25	16%	20	14%
Issaquah	**11,935**		**15,335**	
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	1,555		2,905	
Cost burden not computed (no/negative income)	0	0%	45	2%
Housing costs <= 30% of income	920	59%	1,855	64%
Housing costs > 30% but <= 50% of income	425	27%	665	23%
Housing costs > 50% of income	210	14%	340	12%
Black or African-American alone, non-Hispanic	195		455	
Cost burden not computed (no/negative income)	45	23%	0	0%
Housing costs <= 30% of income	135	69%	320	70%
Housing costs > 30% but <= 50% of income	0	0%	15	3%
Housing costs > 50% of income	15	8%	120	26%
Hispanic, any race	450		900	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	265	59%	470	52%
Housing costs > 30% but <= 50% of income	155	34%	225	25%
Housing costs > 50% of income	30	7%	205	23%
other (including multiple races, non-Hispanic)	295		280	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	160	54%	255	91%
Housing costs > 30% but <= 50% of income	110	37%	25	9%
Housing costs > 50% of income	25	8%	0	0%
Pacific Islander alone, non-Hispanic	20		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	20	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
White alone, non-Hispanic	9,420		10,795	
Cost burden not computed (no/negative income)	30	0%	85	1%
Housing costs <= 30% of income	6,220	66%	7,425	69%
Housing costs > 30% but <= 50% of income	1,765	19%	1,810	17%
Housing costs > 50% of income	1,405	15%	1,475	14%
Kenmore	**7,869**		**8,704**	
American Indian or Alaska Native alone, non-Hispanic	24	0%	25	0%
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	4	17%	25	100%
Housing costs > 30% but <= 50% of income	10	42%	0	0%
Housing costs > 50% of income	10	42%	0	0%
Asian alone, non-Hispanic	720		965	
Cost burden not computed (no/negative income)	25	3%	10	1%
Housing costs <= 30% of income	485	67%	725	75%
Housing costs > 30% but <= 50% of income	45	6%	155	16%
Housing costs > 50% of income	165	23%	75	8%
Black or African-American alone, non-Hispanic	120		105	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	13%	60	57%
Housing costs > 30% but <= 50% of income	105	88%	10	10%
Housing costs > 50% of income	0	0%	35	33%
Hispanic, any race	435		400	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	215	49%	220	55%
Housing costs > 30% but <= 50% of income	50	11%	155	39%
Housing costs > 50% of income	170	39%	25	6%
other (including multiple races, non-Hispanic)	150		149	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	140	93%	115	77%
Housing costs > 30% but <= 50% of income	0	0%	24	16%
Housing costs > 50% of income	10	7%	10	7%
Pacific Islander alone, non-Hispanic	10		45	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	100%	35	78%
Housing costs > 30% but <= 50% of income	0	0%	10	22%
Housing costs > 50% of income	0	0%	0	0%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
White alone, non-Hispanic	6,410		7,015	
Cost burden not computed (no/negative income)	0	0%	135	2%
Housing costs <= 30% of income	4,380	68%	5,045	72%
Housing costs > 30% but <= 50% of income	1,220	19%	1,155	16%
Housing costs > 50% of income	810	13%	680	10%
Kirkland	**36,488**		**36,145**	
American Indian or Alaska Native alone, non-Hispanic	144		55	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	99	69%	40	73%
Housing costs > 30% but <= 50% of income	10	7%	15	27%
Housing costs > 50% of income	35	24%	0	0%
Asian alone, non-Hispanic	3,680		4,370	
Cost burden not computed (no/negative income)	40	1%	65	1%
Housing costs <= 30% of income	2,430	66%	3,320	76%
Housing costs > 30% but <= 50% of income	770	21%	495	11%
Housing costs > 50% of income	440	12%	490	11%
Black or African-American alone, non-Hispanic	540		280	
Cost burden not computed (no/negative income)	25	5%	25	9%
Housing costs <= 30% of income	330	61%	125	45%
Housing costs > 30% but <= 50% of income	145	27%	80	29%
Housing costs > 50% of income	40	7%	50	18%
Hispanic, any race	1,690		1,890	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	915	54%	1,295	69%
Housing costs > 30% but <= 50% of income	395	23%	310	16%
Housing costs > 50% of income	380	22%	285	15%
other (including multiple races, non-Hispanic)	645		1,140	
Cost burden not computed (no/negative income)	0	0%	45	4%
Housing costs <= 30% of income	340	53%	855	75%
Housing costs > 30% but <= 50% of income	185	29%	125	11%
Housing costs > 50% of income	120	19%	115	10%
Pacific Islander alone, non-Hispanic	34		15	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	29%	0	0%
Housing costs > 30% but <= 50% of income	24	71%	15	100%
Housing costs > 50% of income	0	0%	0	0%
White alone, non-Hispanic	29,755		28,395	
Cost burden not computed (no/negative income)	250	1%	230	1%
Housing costs <= 30% of income	19,005	64%	20,210	71%
Housing costs > 30% but <= 50% of income	6,305	21%	4,440	16%
Housing costs > 50% of income	4,195	14%	3,515	12%
Medina	**1,064**		**1,184**	
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	50		225	
Cost burden not computed (no/negative income)	0	0%	15	7%
Housing costs <= 30% of income	35	70%	160	71%
Housing costs > 30% but <= 50% of income	0	0%	30	13%
Housing costs > 50% of income	15	30%	20	9%
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	15		24	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	100%	10	42%
Housing costs > 30% but <= 50% of income	0	0%	10	42%
Housing costs > 50% of income	0	0%	4	17%
other (including multiple races, non-Hispanic)	4		55	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	4	100%	40	73%
Housing costs > 30% but <= 50% of income	0	0%	15	27%
Housing costs > 50% of income	0	0%	0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	995		880	
Cost burden not computed (no/negative income)	20	2%	15	2%
Housing costs <= 30% of income	670	67%	625	71%
Housing costs > 30% but <= 50% of income	175	18%	100	11%
Housing costs > 50% of income	130	13%	140	16%
Mercer Island	**9,204**		**10,114**	
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	1,315		1,845	
Cost burden not computed (no/negative income)	15	1%	25	1%
Housing costs <= 30% of income	840	64%	1,215	66%
Housing costs > 30% but <= 50% of income	340	26%	150	8%
Housing costs > 50% of income	120	9%	455	25%
Black or African-American alone, non-Hispanic	75		125	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	75	100%	50	40%
Housing costs > 30% but <= 50% of income	0	0%	25	20%
Housing costs > 50% of income	0	0%	50	40%
Hispanic, any race	185		275	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	150	81%	205	75%
Housing costs > 30% but <= 50% of income	20	11%	10	4%
Housing costs > 50% of income	15	8%	60	22%
other (including multiple races, non-Hispanic)	190		194	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	90	47%	135	70%
Housing costs > 30% but <= 50% of income	40	21%	35	18%
Housing costs > 50% of income	60	32%	24	12%
Pacific Islander alone, non-Hispanic	19		20	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	19	100%	0	0%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	0	0%	20	100%
White alone, non-Hispanic	7,420		7,655	
Cost burden not computed (no/negative income)	0	0%	100	1%
Housing costs <= 30% of income	5,295	71%	5,580	73%
Housing costs > 30% but <= 50% of income	1,210	16%	950	12%
Housing costs > 50% of income	915	12%	1,025	13%
Newcastle	**3,869**		**4,395**	
American Indian or Alaska Native alone, non-Hispanic	10		0	
Cost burden not computed (no/negative income)	0	0%	0	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	10	100%	0	
Asian alone, non-Hispanic	935		1,435	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	540	58%	895	62%
Housing costs > 30% but <= 50% of income	210	22%	315	22%
Housing costs > 50% of income	185	20%	225	16%
Black or African-American alone, non-Hispanic	74		120	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	25	34%	110	92%
Housing costs > 30% but <= 50% of income	35	47%	0	0%
Housing costs > 50% of income	14	19%	10	8%
Hispanic, any race	190		175	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	100	53%	90	51%
Housing costs > 30% but <= 50% of income	90	47%	40	23%
Housing costs > 50% of income	0	0%	45	26%
other (including multiple races, non-Hispanic)	130		95	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	65	50%	85	89%
Housing costs > 30% but <= 50% of income	35	27%	10	11%
Housing costs > 50% of income	30	23%	0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	2,530		2,570	
Cost burden not computed (no/negative income)	0	0%	20	1%
Housing costs <= 30% of income	1,830	72%	1,900	74%
Housing costs > 30% but <= 50% of income	440	17%	455	18%
Housing costs > 50% of income	260	10%	195	8%
Redmond	**22,405**		**25,365**	
American Indian or Alaska Native alone, non-Hispanic	200		80	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	75	38%	80	100%
Housing costs > 30% but <= 50% of income	55	28%	0	0%
Housing costs > 50% of income	70	35%	0	0%
Asian alone, non-Hispanic	4,465		8,115	
Cost burden not computed (no/negative income)	35	1%	140	2%
Housing costs <= 30% of income	3,585	80%	6,915	85%
Housing costs > 30% but <= 50% of income	535	12%	755	9%
Housing costs > 50% of income	310	7%	305	4%
Black or African-American alone, non-Hispanic	295		525	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	140	47%	330	63%
Housing costs > 30% but <= 50% of income	45	15%	70	13%
Housing costs > 50% of income	110	37%	125	24%
Hispanic, any race	1,400		1,420	
Cost burden not computed (no/negative income)	10	1%	10	1%
Housing costs <= 30% of income	720	51%	1,070	75%
Housing costs > 30% but <= 50% of income	320	23%	215	15%
Housing costs > 50% of income	350	25%	125	9%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
other (including multiple races, non-Hispanic)	495		715	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	330	67%	590	83%
Housing costs > 30% but <= 50% of income	110	22%	60	8%
Housing costs > 50% of income	55	11%	65	9%
Pacific Islander alone, non-Hispanic	35		40	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	35	100%	40	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	0	0%	0	0%
White alone, non-Hispanic	15,515		14,470	
Cost burden not computed (no/negative income)	80	1%	40	0%
Housing costs <= 30% of income	10,700	69%	10,450	72%
Housing costs > 30% but <= 50% of income	2,705	17%	1,920	13%
Housing costs > 50% of income	2,030	13%	2,060	14%
Sammamish	**18,075**		**21,220**	
American Indian or Alaska Native alone, non-Hispanic	80		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	45	56%	0	
Housing costs > 30% but <= 50% of income	10	13%	0	
Housing costs > 50% of income	25	31%	0	
Asian alone, non-Hispanic	3,220		5,980	
Cost burden not computed (no/negative income)	25	1%	80	1%
Housing costs <= 30% of income	2,295	71%	5,035	84%
Housing costs > 30% but <= 50% of income	575	18%	495	8%
Housing costs > 50% of income	325	10%	370	6%
Black or African-American alone, non-Hispanic	365		245	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	250	68%	245	100%
Housing costs > 30% but <= 50% of income	65	18%	0	0%
Housing costs > 50% of income	50	14%	0	0%
Hispanic, any race	490		725	
Cost burden not computed (no/negative income)	30	6%	0	0%
Housing costs <= 30% of income	240	49%	565	78%
Housing costs > 30% but <= 50% of income	155	32%	100	14%
Housing costs > 50% of income	65	13%	60	8%
other (including multiple races, non-Hispanic)	230		485	
Cost burden not computed (no/negative income)	10	4%	0	0%
Housing costs <= 30% of income	190	83%	380	78%
Housing costs > 30% but <= 50% of income	20	9%	60	12%
Housing costs > 50% of income	10	4%	45	9%
Pacific Islander alone, non-Hispanic	50		35	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	50	100%	35	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	0	0%	0	0%
White alone, non-Hispanic	13,640		13,750	
Cost burden not computed (no/negative income)	75	1%	30	0%
Housing costs <= 30% of income	9,350	69%	10,680	78%
Housing costs > 30% but <= 50% of income	2,960	22%	1,860	14%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 50% of income	1,255	9%	1,180	9%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Woodinville	**4,350**		**4,970**	
American Indian or Alaska Native alone, non-Hispanic	20		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	10	50%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	10	50%	0	
Asian alone, non-Hispanic	360		520	
Cost burden not computed (no/negative income)	0	0%	35	7%
Housing costs <= 30% of income	195	54%	370	71%
Housing costs > 30% but <= 50% of income	140	39%	75	14%
Housing costs > 50% of income	25	7%	40	8%
Black or African-American alone, non-Hispanic	35		30	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	25	71%	20	67%
Housing costs > 30% but <= 50% of income	0	0%	10	33%
Housing costs > 50% of income	10	29%	0	0%
Hispanic, any race	200		355	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	145	73%	75	21%
Housing costs > 30% but <= 50% of income	40	20%	130	37%
Housing costs > 50% of income	15	8%	150	42%
other (including multiple races, non-Hispanic)	80		200	
Cost burden not computed (no/negative income)	10	13%	0	0%
Housing costs <= 30% of income	25	31%	180	90%
Housing costs > 30% but <= 50% of income	0	0%	10	5%
Housing costs > 50% of income	45	56%	10	5%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	3,655		3,865	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	2,365	65%	2,510	65%
Housing costs > 30% but <= 50% of income	750	21%	730	19%
Housing costs > 50% of income	540	15%	625	16%
Yarrow Point	**341**		**426**	
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	43		65	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	35	81%	30	46%
Housing costs > 30% but <= 50% of income	4	9%	15	23%
Housing costs > 50% of income	4	9%	20	31%
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	4		4	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	4	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	4	100%	0	0%
other (including multiple races, non-Hispanic)	0		4	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		4	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%

	2006 - 2010 average Occupied Homes	Pct of Total	2014 - 2018 average Occupied Homes	Pct of Total
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	294		353	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	190	65%	260	74%
Housing costs > 30% but <= 50% of income	30	10%	44	12%
Housing costs > 50% of income	74	25%	49	14%
Other	**301,625**		**345,615**	
Seattle	**280,465**		**323,450**	
American Indian or Alaska Native alone, non-Hispanic	1,805		1,445	
Cost burden not computed (no/negative income)	60	3%	0	0%
Housing costs <= 30% of income	1,000	55%	740	51%
Housing costs > 30% but <= 50% of income	490	27%	270	19%
Housing costs > 50% of income	255	14%	435	30%
Asian alone, non-Hispanic	31,965		44,980	
Cost burden not computed (no/negative income)	800	3%	1,590	4%
Housing costs <= 30% of income	18,420	58%	28,460	63%
Housing costs > 30% but <= 50% of income	6,900	22%	7,845	17%
Housing costs > 50% of income	5,845	18%	7,085	16%
Black or African-American alone, non-Hispanic	19,290		18,665	
Cost burden not computed (no/negative income)	175	1%	570	3%
Housing costs <= 30% of income	8,655	45%	8,450	45%
Housing costs > 30% but <= 50% of income	4,445	23%	4,700	25%
Housing costs > 50% of income	6,015	31%	4,945	26%
Hispanic, any race	13,100		17,015	
Cost burden not computed (no/negative income)	115	1%	255	1%
Housing costs <= 30% of income	7,280	56%	10,480	62%
Housing costs > 30% but <= 50% of income	2,870	22%	3,600	21%
Housing costs > 50% of income	2,835	22%	2,680	16%
other (including multiple races, non-Hispanic)	8,605		14,465	
Cost burden not computed (no/negative income)	100	1%	155	1%
Housing costs <= 30% of income	5,195	60%	8,815	61%
Housing costs > 30% but <= 50% of income	1,820	21%	2,725	19%
Housing costs > 50% of income	1,490	17%	2,770	19%
Pacific Islander alone, non-Hispanic	1,025		510	
Cost burden not computed (no/negative income)	30	3%	0	0%
Housing costs <= 30% of income	685	67%	330	65%
Housing costs > 30% but <= 50% of income	90	9%	125	25%
Housing costs > 50% of income	220	21%	55	11%
White alone, non-Hispanic	204,675		226,370	
Cost burden not computed (no/negative income)	1,655	1%	1,850	1%
Housing costs <= 30% of income	130,590	64%	155,875	69%
Housing costs > 30% but <= 50% of income	41,790	20%	39,140	17%
Housing costs > 50% of income	30,640	15%	29,505	13%
Shoreline	**21,160**		**22,165**	
American Indian or Alaska Native alone, non-Hispanic	60		95	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	40	67%	75	79%
Housing costs > 30% but <= 50% of income	10	17%	20	21%
Housing costs > 50% of income	10	17%	0	0%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Asian alone, non-Hispanic	2,875		3,065	
Cost burden not computed (no/negative income)	70	2%	40	1%
Housing costs <= 30% of income	1,480	51%	1,875	61%
Housing costs > 30% but <= 50% of income	795	28%	700	23%
Housing costs > 50% of income	530	18%	450	15%
Black or African-American alone, non-Hispanic	800		950	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	400	50%	595	63%
Housing costs > 30% but <= 50% of income	215	27%	50	5%
Housing costs > 50% of income	185	23%	305	32%
Hispanic, any race	850		1,105	
Cost burden not computed (no/negative income)	25	3%	10	1%
Housing costs <= 30% of income	525	62%	530	48%
Housing costs > 30% but <= 50% of income	105	12%	370	33%
Housing costs > 50% of income	195	23%	195	18%
other (including multiple races, non-Hispanic)	515		700	
Cost burden not computed (no/negative income)	15	3%	0	0%
Housing costs <= 30% of income	210	41%	490	70%
Housing costs > 30% but <= 50% of income	140	27%	90	13%
Housing costs > 50% of income	150	29%	120	17%
Pacific Islander alone, non-Hispanic	25		150	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	25	100%	55	37%
Housing costs > 30% but <= 50% of income	0	0%	65	43%
Housing costs > 50% of income	0	0%	30	20%
White alone, non-Hispanic	16,035		16,100	
Cost burden not computed (no/negative income)	175	1%	65	0%
Housing costs <= 30% of income	10,040	63%	10,910	68%
Housing costs > 30% but <= 50% of income	3,150	20%	2,670	17%
Housing costs > 50% of income	2,670	17%	2,455	15%
Places split by county				
Bothell (King Co part)			**10,975**	
American Indian or Alaska Native alone, non-Hispanic			35	
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			35	100%
Housing costs > 30% but <= 50% of income			0	0%
Housing costs > 50% of income			0	0%
Asian alone, non-Hispanic			1,395	
Cost burden not computed (no/negative income)			35	3%
Housing costs <= 30% of income			980	70%
Housing costs > 30% but <= 50% of income			215	15%
Housing costs > 50% of income			165	12%
Black or African-American alone, non-Hispanic			180	
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			160	89%
Housing costs > 30% but <= 50% of income			10	6%
Housing costs > 50% of income			10	6%
Hispanic, any race			860	
Cost burden not computed (no/negative income)			15	2%
Housing costs <= 30% of income			435	51%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 30% but <= 50% of income			360	42%
Housing costs > 50% of income			50	6%
other (including multiple races, non-Hispanic)			385	
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			275	71%
Housing costs > 30% but <= 50% of income			35	9%
Housing costs > 50% of income			75	19%
Pacific Islander alone, non-Hispanic			50	
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			50	100%
Housing costs > 30% but <= 50% of income			0	0%
Housing costs > 50% of income			0	0%
White alone, non-Hispanic			8,070	
Cost burden not computed (no/negative income)			70	1%
Housing costs <= 30% of income			5,740	71%
Housing costs > 30% but <= 50% of income			1,215	15%
Housing costs > 50% of income			1,045	13%
Bothell (Snohomish Co part)			**6,257**	
American Indian or Alaska Native alone, non-Hispanic			8	
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			4	50%
Housing costs > 30% but <= 50% of income			0	0%
Housing costs > 50% of income			4	50%
Asian alone, non-Hispanic			860	
Cost burden not computed (no/negative income)			35	4%
Housing costs <= 30% of income			600	70%
Housing costs > 30% but <= 50% of income			130	15%
Housing costs > 50% of income			95	11%
Black or African-American alone, non-Hispanic			114	
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			90	79%
Housing costs > 30% but <= 50% of income			24	21%
Housing costs > 50% of income			0	0%
Hispanic, any race			390	
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			185	47%
Housing costs > 30% but <= 50% of income			120	31%
Housing costs > 50% of income			85	22%
other (including multiple races, non-Hispanic)			200	
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			160	80%
Housing costs > 30% but <= 50% of income			40	20%
Housing costs > 50% of income			0	0%
Pacific Islander alone, non-Hispanic			0	
White alone, non-Hispanic			4,685	
Cost burden not computed (no/negative income)			15	0%
Housing costs <= 30% of income			3,440	73%
Housing costs > 30% but <= 50% of income			770	16%
Housing costs > 50% of income			460	10%

	2006 - 2010 average Occupied Homes	Pct of Total	2014 - 2018 average Occupied Homes	Pct of Total
Seattle-Bellevue HMFA counties	**1,045,905**		**1,155,373**	
King County	**781,980**		**865,628**	
American Indian or Alaska Native alone, non-Hispanic	4,745		4,273	
Cost burden not computed (no/negative income)	95	2%	8	0%
Housing costs <= 30% of income	2,875	61%	2,595	61%
Housing costs > 30% but <= 50% of income	1,010	21%	745	17%
Housing costs > 50% of income	765	16%	925	22%
Asian alone, non-Hispanic	93,315		131,950	
Cost burden not computed (no/negative income)	1,610	2%	2,785	2%
Housing costs <= 30% of income	55,585	60%	90,745	69%
Housing costs > 30% but <= 50% of income	19,855	21%	21,885	17%
Housing costs > 50% of income	16,265	17%	16,535	13%
Black or African-American alone, non-Hispanic	43,805		48,725	
Cost burden not computed (no/negative income)	445	1%	840	2%
Housing costs <= 30% of income	19,910	45%	23,715	49%
Housing costs > 30% but <= 50% of income	11,145	25%	11,925	24%
Housing costs > 50% of income	12,305	28%	12,245	25%
Hispanic, any race	46,325		58,590	
Cost burden not computed (no/negative income)	605	1%	605	1%
Housing costs <= 30% of income	23,690	51%	34,190	58%
Housing costs > 30% but <= 50% of income	11,280	24%	14,010	24%
Housing costs > 50% of income	10,750	23%	9,785	17%
other (including multiple races, non-Hispanic)	20,830		31,980	
Cost burden not computed (no/negative income)	225	1%	395	1%
Housing costs <= 30% of income	12,090	58%	20,310	64%
Housing costs > 30% but <= 50% of income	4,780	23%	5,775	18%
Housing costs > 50% of income	3,735	18%	5,500	17%
Pacific Islander alone, non-Hispanic	3,700		4,115	
Cost burden not computed (no/negative income)	35	1%	25	1%
Housing costs <= 30% of income	2,230	60%	2,410	59%
Housing costs > 30% but <= 50% of income	785	21%	1,070	26%
Housing costs > 50% of income	650	18%	610	15%
White alone, non-Hispanic	569,260		585,995	
Cost burden not computed (no/negative income)	3,390	1%	4,315	1%
Housing costs <= 30% of income	368,685	65%	410,295	70%
Housing costs > 30% but <= 50% of income	117,125	21%	97,680	17%
Housing costs > 50% of income	80,060	14%	73,705	13%
Snohomish County	**263,925**		**289,745**	
American Indian or Alaska Native alone, non-Hispanic	2,535		2,070	
Cost burden not computed (no/negative income)	0	0%	40	2%
Housing costs <= 30% of income	1,790	71%	1,185	57%
Housing costs > 30% but <= 50% of income	390	15%	440	21%
Housing costs > 50% of income	355	14%	405	20%
Asian alone, non-Hispanic	18,385		25,355	
Cost burden not computed (no/negative income)	190	1%	350	1%
Housing costs <= 30% of income	10,200	55%	17,255	68%
Housing costs > 30% but <= 50% of income	4,725	26%	4,900	19%
Housing costs > 50% of income	3,270	18%	2,850	11%
Black or African-American alone, non-Hispanic	5,265		7,775	
Cost burden not computed (no/negative income)	60	1%	25	0%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs <= 30% of income	2,565	49%	4,715	61%
Housing costs > 30% but <= 50% of income	1,500	28%	1,555	20%
Housing costs > 50% of income	1,140	22%	1,480	19%
Hispanic, any race	14,760		19,890	
Cost burden not computed (no/negative income)	0	0%	250	1%
Housing costs <= 30% of income	7,060	48%	11,375	57%
Housing costs > 30% but <= 50% of income	4,360	30%	4,900	25%
Housing costs > 50% of income	3,340	23%	3,365	17%
other (including multiple races, non-Hispanic)	5,355		9,305	
Cost burden not computed (no/negative income)	110	2%	100	1%
Housing costs <= 30% of income	2,815	53%	6,135	66%
Housing costs > 30% but <= 50% of income	1,410	26%	1,800	19%
Housing costs > 50% of income	1,020	19%	1,270	14%
Pacific Islander alone, non-Hispanic	930		1,080	
Cost burden not computed (no/negative income)	15	2%	0	0%
Housing costs <= 30% of income	530	57%	690	64%
Housing costs > 30% but <= 50% of income	285	31%	190	18%
Housing costs > 50% of income	100	11%	200	19%
White alone, non-Hispanic	216,695		224,270	
Cost burden not computed (no/negative income)	970	0%	1,455	1%
Housing costs <= 30% of income	133,765	62%	157,795	70%
Housing costs > 30% but <= 50% of income	50,800	23%	38,740	17%
Housing costs > 50% of income	31,160	14%	26,280	12%
Sphere	**24,047**		**28,215**	
Ames Lake CDP	**549**		**625**	
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	40		30	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	40	100%	20	67%
Housing costs > 30% but <= 50% of income	0	0%	10	33%
Housing costs > 50% of income	0	0%	0	0%
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	4		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	4	100%	0	
Housing costs > 50% of income	0	0%	0	
other (including multiple races, non-Hispanic)	0		15	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		15	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Pacific Islander alone, non-Hispanic	0		15	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		15	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
White alone, non-Hispanic	505		565	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	315	62%	375	66%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 30% but <= 50% of income	140	28%	115	20%
Housing costs > 50% of income	50	10%	75	13%
Carnation	**701**		**672**	
American Indian or Alaska Native alone, non-Hispanic	10		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	10	100%	0	
Asian alone, non-Hispanic	10		4	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	100%	0	0%
Housing costs > 30% but <= 50% of income	0	0%	4	100%
Housing costs > 50% of income	0	0%	0	0%
Black or African-American alone, non-Hispanic	19		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	4	21%	0	
Housing costs > 30% but <= 50% of income	15	79%	0	
Housing costs > 50% of income	0	0%	0	
Hispanic, any race	69		65	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	20	29%	35	54%
Housing costs > 30% but <= 50% of income	20	29%	30	46%
Housing costs > 50% of income	29	42%	0	0%
other (including multiple races, non-Hispanic)	8		39	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	8	100%	25	64%
Housing costs > 30% but <= 50% of income	0	0%	4	10%
Housing costs > 50% of income	0	0%	10	26%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	585		564	
Cost burden not computed (no/negative income)	0	0%	4	1%
Housing costs <= 30% of income	320	55%	390	69%
Housing costs > 30% but <= 50% of income	160	27%	105	19%
Housing costs > 50% of income	105	18%	65	12%
Cottage Lake CDP	**7,520**		**8,100**	
American Indian or Alaska Native alone, non-Hispanic	55		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	15	27%	0	
Housing costs > 30% but <= 50% of income	40	73%	0	
Housing costs > 50% of income	0	0%	0	
Asian alone, non-Hispanic	440		490	
Cost burden not computed (no/negative income)	0	0%	55	11%
Housing costs <= 30% of income	370	84%	285	58%
Housing costs > 30% but <= 50% of income	45	10%	130	27%
Housing costs > 50% of income	25	6%	20	4%
Black or African-American alone, non-Hispanic	95		50	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	35	37%	40	80%
Housing costs > 30% but <= 50% of income	30	32%	10	20%
Housing costs > 50% of income	30	32%	0	0%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Hispanic, any race	155		230	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	85	55%	155	67%
Housing costs > 30% but <= 50% of income	55	35%	40	17%
Housing costs > 50% of income	15	10%	35	15%
other (including multiple races, non-Hispanic)	90		235	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	60	67%	225	96%
Housing costs > 30% but <= 50% of income	20	22%	10	4%
Housing costs > 50% of income	10	11%	0	0%
Pacific Islander alone, non-Hispanic	25		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	25	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
White alone, non-Hispanic	6,660		7,095	
Cost burden not computed (no/negative income)	35	1%	20	0%
Housing costs <= 30% of income	4,275	64%	5,305	75%
Housing costs > 30% but <= 50% of income	1,295	19%	1,015	14%
Housing costs > 50% of income	1,055	16%	755	11%
Duvall	**2,057**		**2,590**	
American Indian or Alaska Native alone, non-Hispanic	4		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	4	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
Asian alone, non-Hispanic	45		115	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	20	44%	115	100%
Housing costs > 30% but <= 50% of income	25	56%	0	0%
Housing costs > 50% of income	0	0%	0	0%
Black or African-American alone, non-Hispanic	0		25	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		25	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Hispanic, any race	150		75	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	45	30%	65	87%
Housing costs > 30% but <= 50% of income	95	63%	10	13%
Housing costs > 50% of income	10	7%	0	0%
other (including multiple races, non-Hispanic)	24		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	20	83%	0	
Housing costs > 30% but <= 50% of income	4	17%	0	
Housing costs > 50% of income	0	0%	0	
Pacific Islander alone, non-Hispanic	0		0	
Cost burden not computed (no/negative income)	0		0	
Housing costs <= 30% of income	0		0	
Housing costs > 30% but <= 50% of income	0		0	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 50% of income	0		0	
White alone, non-Hispanic	1,834		2,375	
Cost burden not computed (no/negative income)	4	0%	0	0%
Housing costs <= 30% of income	1,180	64%	2,060	87%
Housing costs > 30% but <= 50% of income	475	26%	180	8%
Housing costs > 50% of income	175	10%	135	6%
Fall City CDP	**755**		**804**	
American Indian or Alaska Native alone, non-Hispanic	10		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	10	100%	0	
Asian alone, non-Hispanic	0		19	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		15	79%
Housing costs > 30% but <= 50% of income	0		4	21%
Housing costs > 50% of income	0		0	0%
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	80		65	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	35	44%	35	54%
Housing costs > 30% but <= 50% of income	45	56%	30	46%
Housing costs > 50% of income	0	0%	0	0%
other (including multiple races, non-Hispanic)	0		40	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		40	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Pacific Islander alone, non-Hispanic	0		35	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		35	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
White alone, non-Hispanic	665		645	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	395	59%	375	58%
Housing costs > 30% but <= 50% of income	145	22%	195	30%
Housing costs > 50% of income	125	19%	75	12%
Lake Marcel-Stillwater CDP	**425**		**550**	
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	10		0	
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	10	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	15		35	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	100%	20	57%
Housing costs > 30% but <= 50% of income	0	0%	15	43%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 50% of income	0	0%	0	0%
other (including multiple races, non-Hispanic)	0		35	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		35	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	400		480	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	295	74%	415	86%
Housing costs > 30% but <= 50% of income	35	9%	50	10%
Housing costs > 50% of income	70	18%	15	3%
North Bend	**2,210**		**2,490**	
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	20		65	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	20	100%	50	77%
Housing costs > 30% but <= 50% of income	0	0%	15	23%
Housing costs > 50% of income	0	0%	0	0%
Black or African-American alone, non-Hispanic	0		20	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		20	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Hispanic, any race	60		170	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	25	42%	125	74%
Housing costs > 30% but <= 50% of income	35	58%	0	0%
Housing costs > 50% of income	0	0%	45	26%
other (including multiple races, non-Hispanic)	70		10	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	70	100%	10	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	0	0%	0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	2,060		2,225	
Cost burden not computed (no/negative income)	55	3%	0	0%
Housing costs <= 30% of income	1,320	64%	1,650	74%
Housing costs > 30% but <= 50% of income	420	20%	225	10%
Housing costs > 50% of income	265	13%	350	16%
Snoqualmie	**3,040**		**4,309**	
American Indian or Alaska Native alone, non-Hispanic	10		20	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	100%	0	0%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	0	0%	20	100%
Asian alone, non-Hispanic	225		450	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	130	58%	405	90%
Housing costs > 30% but <= 50% of income	95	42%	45	10%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 50% of income	0	0%	0	0%
Black or African-American alone, non-Hispanic	25		25	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	40%	25	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	15	60%	0	0%
Hispanic, any race	185		135	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	75	41%	100	74%
Housing costs > 30% but <= 50% of income	65	35%	35	26%
Housing costs > 50% of income	45	24%	0	0%
other (including multiple races, non-Hispanic)	70		115	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	21%	85	74%
Housing costs > 30% but <= 50% of income	55	79%	30	26%
Housing costs > 50% of income	0	0%	0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	2,525		3,564	
Cost burden not computed (no/negative income)	0	0%	15	0%
Housing costs <= 30% of income	1,590	63%	2,785	78%
Housing costs > 30% but <= 50% of income	725	29%	590	17%
Housing costs > 50% of income	210	8%	174	5%
Union Hill-Novelty Hill CDP	**6,790**		**8,075**	
American Indian or Alaska Native alone, non-Hispanic	0		30	
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		30	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Asian alone, non-Hispanic	665		1,515	
Cost burden not computed (no/negative income)	0	0%	10	1%
Housing costs <= 30% of income	465	70%	1,290	85%
Housing costs > 30% but <= 50% of income	150	23%	145	10%
Housing costs > 50% of income	50	8%	70	5%
Black or African-American alone, non-Hispanic	75		60	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	65	87%	15	25%
Housing costs > 30% but <= 50% of income	10	13%	20	33%
Housing costs > 50% of income	0	0%	25	42%
Hispanic, any race	235		220	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	65	28%	135	61%
Housing costs > 30% but <= 50% of income	150	64%	60	27%
Housing costs > 50% of income	20	9%	25	11%
other (including multiple races, non-Hispanic)	55		130	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	40	73%	100	77%
Housing costs > 30% but <= 50% of income	15	27%	20	15%
Housing costs > 50% of income	0	0%	10	8%
Pacific Islander alone, non-Hispanic	10		0	
Cost burden not computed (no/negative income)	0	0%	0	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs <= 30% of income	10	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
White alone, non-Hispanic	5,750		6,120	
Cost burden not computed (no/negative income)	10	0%	30	0%
Housing costs <= 30% of income	3,790	66%	4,335	71%
Housing costs > 30% but <= 50% of income	1,030	18%	1,100	18%
Housing costs > 50% of income	920	16%	655	11%

Source(s):

U.S. Department of Housing and Urban Development. 2013. "2003-2010 Comprehensive Housing Affordability Strategy (CHAS)."

U.S. Department of Housing and Urban Development. August 2020. "2013-2017 Comprehensive Housing Affordability Strategy (CHAS)."

Exhibit A17: Cost burden for Renter-occupied Housing by Race & Ethnicity

Meets one of requirements for Countywide Planning Policy H-4(f)(4).

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
EKC cities				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	125	34%	60	52%
Housing costs > 30% but <= 50% of income	90	25%	55	48%
Housing costs > 50% of income	150	41%	0	0%
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	240	2%	400	2%
Housing costs <= 30% of income	5,564	74%	13,335	76%
Housing costs > 30% but <= 50% of income	1,414	12%	1,960	11%
Housing costs > 50% of income	1,425	12%	1,924	11%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	85	4%	25	1%
Housing costs <= 30% of income	1,185	60%	1,535	64%
Housing costs > 30% but <= 50% of income	405	20%	275	11%
Housing costs > 50% of income	315	16%	575	24%
Hispanic, any race				
Cost burden not computed (no/negative income)	95	2%	60	1%
Housing costs <= 30% of income	2,415	53%	3,455	55%
Housing costs > 30% but <= 50% of income	940	21%	1,580	25%
Housing costs > 50% of income	1,095	24%	1,210	19%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	15	1%
Housing costs <= 30% of income	1,055	61%	1,765	69%
Housing costs > 30% but <= 50% of income	390	22%	464	18%
Housing costs > 50% of income	290	17%	319	12%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	84	30%	145	71%
Housing costs > 30% but <= 50% of income	199	70%	25	12%
Housing costs > 50% of income	0	0%	35	17%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	385	1%	455	1%
Housing costs <= 30% of income	26,110	62%	27,975	61%
Housing costs > 30% but <= 50% of income	7,750	18%	8,961	20%
Housing costs > 50% of income	8,052	19%	8,487	18%
Beaux Arts Village				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	0		0	
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	0		0	
other (including multiple races, non-Hispanic)	0		0	
Pacific Islander alone, non-Hispanic	0		0	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	71%	10	56%
Housing costs > 30% but <= 50% of income	0	0%	4	22%
Housing costs > 50% of income	4	29%	4	22%
Bellevue				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	33%	35	47%
Housing costs > 30% but <= 50% of income	15	33%	40	53%
Housing costs > 50% of income	15	33%	0	0%
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	140	2%	115	1%
Housing costs <= 30% of income	4,270	71%	6,650	76%
Housing costs > 30% but <= 50% of income	760	13%	1,025	12%
Housing costs > 50% of income	860	14%	975	11%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	15	2%	0	0%
Housing costs <= 30% of income	460	56%	545	60%
Housing costs > 30% but <= 50% of income	240	29%	130	14%
Housing costs > 50% of income	110	13%	240	26%
Hispanic, any race				
Cost burden not computed (no/negative income)	55	3%	35	2%
Housing costs <= 30% of income	840	51%	1,130	54%
Housing costs > 30% but <= 50% of income	375	23%	490	23%
Housing costs > 50% of income	375	23%	435	21%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	405	63%	480	57%
Housing costs > 30% but <= 50% of income	175	27%	250	30%
Housing costs > 50% of income	65	10%	115	14%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	50	26%	55	79%
Housing costs > 30% but <= 50% of income	145	74%	0	0%
Housing costs > 50% of income	0	0%	15	21%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	135	1%	110	1%
Housing costs <= 30% of income	7,435	61%	7,790	63%
Housing costs > 30% but <= 50% of income	2,180	18%	2,465	20%
Housing costs > 50% of income	2,440	20%	2,005	16%
Bothell				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	10	50%	0	
Housing costs > 50% of income	10	50%	0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	70	11%
Housing costs <= 30% of income	245	71%	315	51%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 30% but <= 50% of income	40	12%	70	11%
Housing costs > 50% of income	60	17%	165	27%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	100	80%	190	86%
Housing costs > 30% but <= 50% of income	0	0%	20	9%
Housing costs > 50% of income	25	20%	10	5%
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	15	2%
Housing costs <= 30% of income	185	77%	265	42%
Housing costs > 30% but <= 50% of income	0	0%	285	45%
Housing costs > 50% of income	55	23%	65	10%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	75	63%	130	55%
Housing costs > 30% but <= 50% of income	10	8%	40	17%
Housing costs > 50% of income	35	29%	65	28%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	50	100%
Housing costs > 30% but <= 50% of income	30	100%	0	0%
Housing costs > 50% of income	0	0%	0	0%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	20	1%	55	1%
Housing costs <= 30% of income	2,245	57%	2,325	56%
Housing costs > 30% but <= 50% of income	885	22%	920	22%
Housing costs > 50% of income	790	20%	845	20%
Clyde Hill				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	4	50%	15	79%
Housing costs > 30% but <= 50% of income	4	50%	0	0%
Housing costs > 50% of income	0	0%	4	21%
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	0		0	
other (including multiple races, non-Hispanic)	0		0	
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic	0		0	
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	65	94%	110	93%
Housing costs > 30% but <= 50% of income	0	0%	4	3%
Housing costs > 50% of income	4	6%	4	3%
Hunts Point				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	0		0	
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	0		0	
other (including multiple races, non-Hispanic)	0		0	
Pacific Islander alone, non-Hispanic	0		0	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	100%	10	71%
Housing costs > 30% but <= 50% of income	0	0%	4	29%
Housing costs > 50% of income	0	0%	0	0%
Issaquah				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	45	6%
Housing costs <= 30% of income	395	85%	500	63%
Housing costs > 30% but <= 50% of income	45	10%	160	20%
Housing costs > 50% of income	25	5%	90	11%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	45	29%	0	0%
Housing costs <= 30% of income	110	71%	305	69%
Housing costs > 30% but <= 50% of income	0	0%	15	3%
Housing costs > 50% of income	0	0%	120	27%
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	105	40%	200	41%
Housing costs > 30% but <= 50% of income	145	55%	130	27%
Housing costs > 50% of income	15	6%	160	33%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	85	52%	50	100%
Housing costs > 30% but <= 50% of income	55	33%	0	0%
Housing costs > 50% of income	25	15%	0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	15	0%	10	0%
Housing costs <= 30% of income	1,900	59%	2,605	58%
Housing costs > 30% but <= 50% of income	580	18%	960	22%
Housing costs > 50% of income	750	23%	885	20%
Kenmore				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	10	50%	0	
Housing costs > 50% of income	10	50%	0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	10	5%	10	7%
Housing costs <= 30% of income	115	61%	60	40%
Housing costs > 30% but <= 50% of income	10	5%	30	20%
Housing costs > 50% of income	55	29%	50	33%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	50	59%
Housing costs > 30% but <= 50% of income	65	100%	10	12%
Housing costs > 50% of income	0	0%	25	29%
Hispanic, any race				

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	85	38%	85	40%
Housing costs > 30% but <= 50% of income	15	7%	130	60%
Housing costs > 50% of income	125	56%	0	0%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	55	100%	50	93%
Housing costs > 30% but <= 50% of income	0	0%	4	7%
Housing costs > 50% of income	0	0%	0	0%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		0	0%
Housing costs > 30% but <= 50% of income	0		10	100%
Housing costs > 50% of income	0		0	0%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	90	5%
Housing costs <= 30% of income	1,005	64%	975	52%
Housing costs > 30% but <= 50% of income	295	19%	505	27%
Housing costs > 50% of income	270	17%	305	16%
Kirkland				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	95	73%	25	63%
Housing costs > 30% but <= 50% of income	0	0%	15	38%
Housing costs > 50% of income	35	27%	0	0%
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	30	2%	55	4%
Housing costs <= 30% of income	1,085	78%	1,005	70%
Housing costs > 30% but <= 50% of income	185	13%	165	11%
Housing costs > 50% of income	90	6%	215	15%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	25	9%	25	14%
Housing costs <= 30% of income	195	72%	100	56%
Housing costs > 30% but <= 50% of income	50	19%	20	11%
Housing costs > 50% of income	0	0%	35	19%
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	390	53%	685	63%
Housing costs > 30% but <= 50% of income	135	18%	175	16%
Housing costs > 50% of income	215	29%	220	20%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	15	3%
Housing costs <= 30% of income	120	57%	375	69%
Housing costs > 30% but <= 50% of income	55	26%	60	11%
Housing costs > 50% of income	35	17%	95	17%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	0	0%
Housing costs > 30% but <= 50% of income	24	100%	15	100%
Housing costs > 50% of income	0	0%	0	0%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	130	1%	130	1%
Housing costs <= 30% of income	5,835	61%	6,110	61%
Housing costs > 30% but <= 50% of income	1,930	20%	2,035	20%
Housing costs > 50% of income	1,600	17%	1,820	18%
Medina				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		15	60%
Housing costs > 30% but <= 50% of income	0		10	40%
Housing costs > 50% of income	0		0	0%
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		0	0%
Housing costs > 30% but <= 50% of income	0		10	100%
Housing costs > 50% of income	0		0	0%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		15	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	105	68%	35	41%
Housing costs > 30% but <= 50% of income	25	16%	10	12%
Housing costs > 50% of income	25	16%	40	47%
Mercer Island				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	15	3%	15	3%
Housing costs <= 30% of income	275	54%	270	59%
Housing costs > 30% but <= 50% of income	155	31%	30	7%
Housing costs > 50% of income	60	12%	145	32%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	45	100%	0	0%
Housing costs > 30% but <= 50% of income	0	0%	25	38%
Housing costs > 50% of income	0	0%	40	62%
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	40	73%	85	81%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	15	27%	20	19%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	40%	30	43%
Housing costs > 30% but <= 50% of income	0	0%	35	51%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 50% of income	15	60%	4	6%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	4	100%	0	0%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	0	0%	20	100%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	20	1%
Housing costs <= 30% of income	920	60%	1,520	67%
Housing costs > 30% but <= 50% of income	285	19%	265	12%
Housing costs > 50% of income	320	21%	460	20%
Newcastle				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	10	100%	0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	140	64%	190	54%
Housing costs > 30% but <= 50% of income	40	18%	85	24%
Housing costs > 50% of income	40	18%	75	21%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	45	100%
Housing costs > 30% but <= 50% of income	35	78%	0	0%
Housing costs > 50% of income	10	22%	0	0%
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	45	56%	45	35%
Housing costs > 30% but <= 50% of income	35	44%	40	31%
Housing costs > 50% of income	0	0%	45	35%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	50	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	15	100%	0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	10	2%
Housing costs <= 30% of income	420	67%	285	60%
Housing costs > 30% but <= 50% of income	105	17%	85	18%
Housing costs > 50% of income	100	16%	95	20%
Redmond				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	15	11%	0	
Housing costs > 30% but <= 50% of income	55	39%	0	
Housing costs > 50% of income	70	50%	0	
Asian alone, non-Hispanic				

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Cost burden not computed (no/negative income)	35	1%	90	2%
Housing costs <= 30% of income	2,155	87%	3,745	87%
Housing costs > 30% but <= 50% of income	115	5%	325	8%
Housing costs > 50% of income	165	7%	125	3%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	120	49%	225	58%
Housing costs > 30% but <= 50% of income	15	6%	55	14%
Housing costs > 50% of income	110	45%	105	27%
Hispanic, any race				
Cost burden not computed (no/negative income)	10	1%	10	1%
Housing costs <= 30% of income	505	51%	690	70%
Housing costs > 30% but <= 50% of income	205	21%	175	18%
Housing costs > 50% of income	280	28%	115	12%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	200	59%	395	83%
Housing costs > 30% but <= 50% of income	85	25%	50	11%
Housing costs > 50% of income	55	16%	30	6%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		40	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	55	1%	30	0%
Housing costs <= 30% of income	4,395	69%	4,005	62%
Housing costs > 30% but <= 50% of income	805	13%	930	14%
Housing costs > 50% of income	1,105	17%	1,450	23%
Sammamish				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	10	4%	0	0%
Housing costs <= 30% of income	135	57%	450	78%
Housing costs > 30% but <= 50% of income	20	9%	60	10%
Housing costs > 50% of income	70	30%	65	11%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	140	74%	75	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	50	26%	0	0%
Hispanic, any race				
Cost burden not computed (no/negative income)	30	21%	0	0%
Housing costs <= 30% of income	75	54%	235	84%
Housing costs > 30% but <= 50% of income	20	14%	35	13%
Housing costs > 50% of income	15	11%	10	4%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	105	91%	135	90%
Housing costs > 30% but <= 50% of income	10	9%	15	10%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 50% of income	0	0%	0	0%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	30	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	30	2%	0	0%
Housing costs <= 30% of income	1,150	63%	1,375	71%
Housing costs > 30% but <= 50% of income	365	20%	370	19%
Housing costs > 50% of income	280	15%	190	10%
Woodinville				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	35	47%	120	89%
Housing costs > 30% but <= 50% of income	40	53%	0	0%
Housing costs > 50% of income	0	0%	15	11%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	15	60%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	10	40%	0	
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	145	94%	35	12%
Housing costs > 30% but <= 50% of income	10	6%	110	39%
Housing costs > 50% of income	0	0%	140	49%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	55	73%
Housing costs > 30% but <= 50% of income	0	0%	10	13%
Housing costs > 50% of income	45	100%	10	13%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	600	48%	790	50%
Housing costs > 30% but <= 50% of income	295	24%	400	25%
Housing costs > 50% of income	360	29%	380	24%
Yarrow Point				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	10	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	0		0	
other (including multiple races, non-Hispanic)	0		0	
Pacific Islander alone, non-Hispanic	0		0	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	71%	30	79%
Housing costs > 30% but <= 50% of income	0	0%	4	11%
Housing costs > 50% of income	4	29%	4	11%
Other				
Seattle				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	60	5%	0	0%
Housing costs <= 30% of income	675	51%	450	44%
Housing costs > 30% but <= 50% of income	350	26%	235	23%
Housing costs > 50% of income	240	18%	340	33%
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	705	4%	1,355	5%
Housing costs <= 30% of income	8,790	52%	14,470	57%
Housing costs > 30% but <= 50% of income	3,905	23%	4,660	18%
Housing costs > 50% of income	3,570	21%	4,945	19%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	160	1%	485	4%
Housing costs <= 30% of income	5,755	43%	5,555	40%
Housing costs > 30% but <= 50% of income	2,970	22%	3,735	27%
Housing costs > 50% of income	4,505	34%	4,025	29%
Hispanic, any race				
Cost burden not computed (no/negative income)	90	1%	235	2%
Housing costs <= 30% of income	5,520	56%	7,160	57%
Housing costs > 30% but <= 50% of income	2,025	21%	3,000	24%
Housing costs > 50% of income	2,215	22%	2,105	17%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	70	1%	105	1%
Housing costs <= 30% of income	3,180	58%	5,710	57%
Housing costs > 30% but <= 50% of income	1,180	21%	2,020	20%
Housing costs > 50% of income	1,075	20%	2,230	22%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	30	4%	0	0%
Housing costs <= 30% of income	455	61%	245	63%
Housing costs > 30% but <= 50% of income	90	12%	90	23%
Housing costs > 50% of income	170	23%	55	14%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	1,245	1%	1,380	1%
Housing costs <= 30% of income	56,035	59%	66,415	60%
Housing costs > 30% but <= 50% of income	20,205	21%	23,930	22%
Housing costs > 50% of income	18,095	19%	19,490	18%
Shoreline				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	25	71%	40	67%
Housing costs > 30% but <= 50% of income	0	0%	20	33%
Housing costs > 50% of income	10	29%	0	0%
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	35	4%	40	4%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs <= 30% of income	375	46%	420	47%
Housing costs > 30% but <= 50% of income	160	20%	185	21%
Housing costs > 50% of income	240	30%	245	28%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	275	55%	390	60%
Housing costs > 30% but <= 50% of income	135	27%	30	5%
Housing costs > 50% of income	90	18%	235	36%
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	10	1%
Housing costs <= 30% of income	280	55%	230	34%
Housing costs > 30% but <= 50% of income	60	12%	260	39%
Housing costs > 50% of income	165	33%	175	26%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	140	53%	255	63%
Housing costs > 30% but <= 50% of income	15	6%	55	14%
Housing costs > 50% of income	110	42%	95	23%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	100%	0	0%
Housing costs > 30% but <= 50% of income	0	0%	65	68%
Housing costs > 50% of income	0	0%	30	32%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	40	1%	40	1%
Housing costs <= 30% of income	2,560	56%	2,785	53%
Housing costs > 30% but <= 50% of income	870	19%	1,030	20%
Housing costs > 50% of income	1,135	25%	1,375	26%
Places split by county				
Bothell (King Co part)				
American Indian or Alaska Native alone, non-Hispanic			0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)			35	9%
Housing costs <= 30% of income			185	48%
Housing costs > 30% but <= 50% of income			45	12%
Housing costs > 50% of income			120	31%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			125	93%
Housing costs > 30% but <= 50% of income			0	0%
Housing costs > 50% of income			10	7%
Hispanic, any race				
Cost burden not computed (no/negative income)			15	3%
Housing costs <= 30% of income			195	43%
Housing costs > 30% but <= 50% of income			220	48%
Housing costs > 50% of income			25	5%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			60	48%
Housing costs > 30% but <= 50% of income			0	0%
Housing costs > 50% of income			65	52%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)			0	0%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs <= 30% of income			50	100%
Housing costs > 30% but <= 50% of income			0	0%
Housing costs > 50% of income			0	0%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)			40	1%
Housing costs <= 30% of income			1,670	58%
Housing costs > 30% but <= 50% of income			540	19%
Housing costs > 50% of income			640	22%
Bothell (Snohomish Co part)				
American Indian or Alaska Native alone, non-Hispanic			0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)			35	15%
Housing costs <= 30% of income			130	55%
Housing costs > 30% but <= 50% of income			25	11%
Housing costs > 50% of income			45	19%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			65	76%
Housing costs > 30% but <= 50% of income			20	24%
Housing costs > 50% of income			0	0%
Hispanic, any race				
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			75	41%
Housing costs > 30% but <= 50% of income			65	35%
Housing costs > 50% of income			45	24%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)			0	0%
Housing costs <= 30% of income			65	62%
Housing costs > 30% but <= 50% of income			40	38%
Housing costs > 50% of income			0	0%
Pacific Islander alone, non-Hispanic			0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)			15	1%
Housing costs <= 30% of income			655	52%
Housing costs > 30% but <= 50% of income			380	30%
Housing costs > 50% of income			205	16%
Seattle-Bellevue HMFA counties				
King County				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	80	3%	4	0%
Housing costs <= 30% of income	1,425	49%	1,305	50%
Housing costs > 30% but <= 50% of income	775	26%	555	21%
Housing costs > 50% of income	650	22%	725	28%
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	1,240	3%	2,080	4%
Housing costs <= 30% of income	21,975	58%	34,470	63%
Housing costs > 30% but <= 50% of income	7,305	19%	9,305	17%
Housing costs > 50% of income	7,130	19%	9,210	17%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	430	1%	685	2%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs <= 30% of income	12,600	43%	14,625	42%
Housing costs > 30% but <= 50% of income	6,965	24%	9,115	26%
Housing costs > 50% of income	9,350	32%	10,145	29%
Hispanic, any race				
Cost burden not computed (no/negative income)	435	1%	540	1%
Housing costs <= 30% of income	15,065	51%	19,890	52%
Housing costs > 30% but <= 50% of income	6,670	23%	10,320	27%
Housing costs > 50% of income	7,330	25%	7,740	20%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	125	1%	285	2%
Housing costs <= 30% of income	6,395	56%	10,630	56%
Housing costs > 30% but <= 50% of income	2,550	22%	3,945	21%
Housing costs > 50% of income	2,435	21%	4,010	21%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	35	1%	25	1%
Housing costs <= 30% of income	1,505	56%	1,590	52%
Housing costs > 30% but <= 50% of income	665	25%	860	28%
Housing costs > 50% of income	490	18%	580	19%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	2,055	1%	2,475	1%
Housing costs <= 30% of income	116,835	58%	128,015	59%
Housing costs > 30% but <= 50% of income	42,165	21%	47,030	22%
Housing costs > 50% of income	38,755	19%	41,025	19%
Snohomish County				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	20	2%
Housing costs <= 30% of income	790	70%	470	48%
Housing costs > 30% but <= 50% of income	145	13%	335	34%
Housing costs > 50% of income	195	17%	160	16%
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	120	2%	245	3%
Housing costs <= 30% of income	2,775	55%	3,715	52%
Housing costs > 30% but <= 50% of income	1,080	21%	1,625	23%
Housing costs > 50% of income	1,060	21%	1,510	21%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	40	1%	25	1%
Housing costs <= 30% of income	1,490	48%	2,640	54%
Housing costs > 30% but <= 50% of income	960	31%	1,075	22%
Housing costs > 50% of income	625	20%	1,115	23%
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	205	2%
Housing costs <= 30% of income	3,850	46%	5,210	46%
Housing costs > 30% but <= 50% of income	2,465	30%	3,450	31%
Housing costs > 50% of income	2,010	24%	2,445	22%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	65	3%	85	2%
Housing costs <= 30% of income	1,300	52%	2,260	54%
Housing costs > 30% but <= 50% of income	595	24%	995	24%
Housing costs > 50% of income	535	21%	860	20%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	15	3%	0	0%
Housing costs <= 30% of income	270	47%	450	70%
Housing costs > 30% but <= 50% of income	215	37%	60	9%
Housing costs > 50% of income	80	14%	135	21%
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	440	1%	725	1%
Housing costs <= 30% of income	35,460	56%	37,235	55%
Housing costs > 30% but <= 50% of income	14,495	23%	15,555	23%
Housing costs > 50% of income	13,085	21%	13,595	20%
Sphere				
Ames Lake CDP				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	0		0	
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	0		0	
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		15	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	10	22%	30	75%
Housing costs > 30% but <= 50% of income	35	78%	0	0%
Housing costs > 50% of income	0	0%	10	25%
Carnation				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	10	100%	0	
Asian alone, non-Hispanic	0		0	
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	4	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	10	25%
Housing costs > 30% but <= 50% of income	10	29%	30	75%
Housing costs > 50% of income	25	71%	0	0%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	4	100%	10	71%
Housing costs > 30% but <= 50% of income	0	0%	4	29%
Housing costs > 50% of income	0	0%	0	0%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	65	50%	65	54%
Housing costs > 30% but <= 50% of income	20	15%	25	21%
Housing costs > 50% of income	45	35%	30	25%
Cottage Lake CDP				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	40	100%	0	
Housing costs > 50% of income	0	0%	0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	45	69%
Housing costs <= 30% of income	25	100%	10	15%
Housing costs > 30% but <= 50% of income	0	0%	10	15%
Housing costs > 50% of income	0	0%	0	0%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	0	0%
Housing costs > 30% but <= 50% of income	10	33%	10	100%
Housing costs > 50% of income	20	67%	0	0%
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	100%	60	71%
Housing costs > 30% but <= 50% of income	0	0%	25	29%
Housing costs > 50% of income	0	0%	0	0%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		25	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Pacific Islander alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	10	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	320	70%	270	63%
Housing costs > 30% but <= 50% of income	55	12%	145	34%
Housing costs > 50% of income	85	18%	15	3%
Duvall				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		40	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	15	30%	0	
Housing costs > 30% but <= 50% of income	35	70%	0	
Housing costs > 50% of income	0	0%	0	
other (including multiple races, non-Hispanic)	0		0	
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	115	74%	130	79%
Housing costs > 30% but <= 50% of income	10	6%	0	0%
Housing costs > 50% of income	30	19%	35	21%
Fall City CDP				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	0	0%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	10	100%	0	
Asian alone, non-Hispanic	0		0	
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	35	44%	25	45%
Housing costs > 30% but <= 50% of income	45	56%	30	55%
Housing costs > 50% of income	0	0%	0	0%
other (including multiple races, non-Hispanic)	0		0	
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	50	42%	80	42%
Housing costs > 30% but <= 50% of income	70	58%	75	39%
Housing costs > 50% of income	0	0%	35	18%
Lake Marcel-Stillwater CDP				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	0		0	
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race	0		0	
other (including multiple races, non-Hispanic)	0		0	
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		50	83%
Housing costs > 30% but <= 50% of income	0		10	17%
Housing costs > 50% of income	0		0	0%
North Bend				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic	0		0	
Black or African-American alone, non-Hispanic	0		0	

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	30%	0	0%
Housing costs > 30% but <= 50% of income	35	70%	0	0%
Housing costs > 50% of income	0	0%	45	100%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	55	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
Pacific Islander alone, non-Hispanic				
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	40	5%	0	0%
Housing costs <= 30% of income	465	61%	475	61%
Housing costs > 30% but <= 50% of income	135	18%	105	13%
Housing costs > 50% of income	120	16%	205	26%
Snoqualmie				
American Indian or Alaska Native alone, non-Hispanic				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		0	0%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		20	100%
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	100%	65	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%
Housing costs > 50% of income	0	0%	0	0%
Black or African-American alone, non-Hispanic	0		0	
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	25	31%	20	100%
Housing costs > 30% but <= 50% of income	30	38%	0	0%
Housing costs > 50% of income	25	31%	0	0%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	0	0%	50	77%
Housing costs > 30% but <= 50% of income	25	100%	15	23%
Housing costs > 50% of income	0	0%	0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	15	3%
Housing costs <= 30% of income	290	72%	295	61%
Housing costs > 30% but <= 50% of income	105	26%	170	35%
Housing costs > 50% of income	10	2%	4	1%
Union Hill-Novelty Hill CDP				
American Indian or Alaska Native alone, non-Hispanic	0		0	
Asian alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	100%	175	100%
Housing costs > 30% but <= 50% of income	0	0%	0	0%

	2006 - 2010 average		2014 - 2018 average	
	Occupied Homes	Pct of Total	Occupied Homes	Pct of Total
Housing costs > 50% of income	0	0%	0	0%
Black or African-American alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	0	
Housing costs <= 30% of income	20	100%	0	
Housing costs > 30% but <= 50% of income	0	0%	0	
Housing costs > 50% of income	0	0%	0	
Hispanic, any race				
Cost burden not computed (no/negative income)	0	0%	0	0%
Housing costs <= 30% of income	15	20%	0	0%
Housing costs > 30% but <= 50% of income	60	80%	10	40%
Housing costs > 50% of income	0	0%	15	60%
other (including multiple races, non-Hispanic)				
Cost burden not computed (no/negative income)	0		0	0%
Housing costs <= 30% of income	0		25	100%
Housing costs > 30% but <= 50% of income	0		0	0%
Housing costs > 50% of income	0		0	0%
Pacific Islander alone, non-Hispanic	0		0	
White alone, non-Hispanic				
Cost burden not computed (no/negative income)	0	0%	10	1%
Housing costs <= 30% of income	410	59%	545	55%
Housing costs > 30% but <= 50% of income	155	22%	260	26%
Housing costs > 50% of income	135	19%	170	17%

Source(s):

U.S. Department of Housing and Urban Development. 2013. “2003-2010 Comprehensive Housing Affordability Strategy (CHAS).”

U.S. Department of Housing and Urban Development. August 2020. “2013-2017 Comprehensive Housing Affordability Strategy (CHAS).”

Exhibit A18: Housing Affordability

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
EKC cities	**181,337**		**201,668**	
Affordable <= 30% AMI				
Affordable > 30% but <= 50% AMI				
Affordable > 50% but <= 80% AMI				
Affordable > 80% AMI				
Beaux Arts Village	**120**		**133**	
Affordable <= 30% AMI	0	0%	0	0%
Affordable > 30% but <= 50% AMI	0	0%	4	3%
Affordable > 50% but <= 80% AMI	0	0%	10	8%
Affordable > 80% AMI	120	100%	119	89%
Bellevue	**51,805**		**56,480**	
Affordable <= 30% AMI	1,230	2%	1,680	3%
Affordable > 30% but <= 50% AMI	2,465	5%	1,970	3%
Affordable > 50% but <= 80% AMI	10,240	20%	4,730	8%
Affordable > 80% AMI	37,870	73%	48,100	85%
Bothell	**13,410**		**17,185**	
Affordable <= 30% AMI	190	1%	405	2%
Affordable > 30% but <= 50% AMI	1,380	10%	1,600	9%
Affordable > 50% but <= 80% AMI	2,800	21%	2,160	13%
Affordable > 80% AMI	9,040	67%	13,020	76%
Clyde Hill	**902**		**1,127**	
Affordable <= 30% AMI	20	2%	25	2%
Affordable > 30% but <= 50% AMI	4	0%	29	3%
Affordable > 50% but <= 80% AMI	10	1%	24	2%
Affordable > 80% AMI	868	96%	1,049	93%
Hunts Point	**161**		**150**	
Affordable <= 30% AMI	10	6%	0	0%
Affordable > 30% but <= 50% AMI	8	5%	12	8%
Affordable > 50% but <= 80% AMI	4	2%	4	3%
Affordable > 80% AMI	139	86%	134	89%
Issaquah	**11,890**		**15,225**	
Affordable <= 30% AMI	375	3%	660	4%
Affordable > 30% but <= 50% AMI	300	3%	650	4%
Affordable > 50% but <= 80% AMI	1,795	15%	1,340	9%
Affordable > 80% AMI	9,420	79%	12,575	83%
Kenmore	**7,825**		**8,575**	
Affordable <= 30% AMI	230	3%	280	3%
Affordable > 30% but <= 50% AMI	800	10%	755	9%
Affordable > 50% but <= 80% AMI	1,195	15%	1,070	12%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Affordable > 80% AMI	5,600	72%	6,470	75%
Kirkland	**36,150**		**35,835**	
Affordable <= 30% AMI	875	2%	955	3%
Affordable > 30% but <= 50% AMI	1,520	4%	1,555	4%
Affordable > 50% but <= 80% AMI	5,705	16%	3,390	9%
Affordable > 80% AMI	28,050	78%	29,935	84%
Medina	**1,048**		**1,179**	
Affordable <= 30% AMI	30	3%	30	3%
Affordable > 30% but <= 50% AMI	4	0%	30	3%
Affordable > 50% but <= 80% AMI	24	2%	19	2%
Affordable > 80% AMI	990	94%	1,100	93%
Mercer Island	**9,140**		**9,945**	
Affordable <= 30% AMI	225	2%	265	3%
Affordable > 30% but <= 50% AMI	185	2%	275	3%
Affordable > 50% but <= 80% AMI	575	6%	180	2%
Affordable > 80% AMI	8,155	89%	9,225	93%
Newcastle	**3,854**		**4,334**	
Affordable <= 30% AMI	10	0%	60	1%
Affordable > 30% but <= 50% AMI	79	2%	105	2%
Affordable > 50% but <= 80% AMI	570	15%	299	7%
Affordable > 80% AMI	3,195	83%	3,870	89%
Redmond	**22,365**		**25,060**	
Affordable <= 30% AMI	455	2%	650	3%
Affordable > 30% but <= 50% AMI	1,130	5%	1,125	4%
Affordable > 50% but <= 80% AMI	4,755	21%	1,695	7%
Affordable > 80% AMI	16,025	72%	21,590	86%
Sammamish	**18,030**		**21,170**	
Affordable <= 30% AMI	120	1%	105	0%
Affordable > 30% but <= 50% AMI	360	2%	325	2%
Affordable > 50% but <= 80% AMI	815	5%	515	2%
Affordable > 80% AMI	16,735	93%	20,225	96%
Woodinville	**4,300**		**4,840**	
Affordable <= 30% AMI	65	2%	55	1%
Affordable > 30% but <= 50% AMI	160	4%	235	5%
Affordable > 50% but <= 80% AMI	1,080	25%	385	8%
Affordable > 80% AMI	2,995	70%	4,165	86%
Yarrow Point	**337**		**430**	
Affordable <= 30% AMI	0	0%	4	1%
Affordable > 30% but <= 50% AMI	14	4%	4	1%
Affordable > 50% but <= 80% AMI	4	1%	8	2%
Affordable > 80% AMI	319	95%	414	96%
Other	**296,940**		**338,960**	

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Seattle	**275,950**		**317,085**	
Affordable <= 30% AMI	16,325	6%	16,190	5%
Affordable > 30% but <= 50% AMI	33,470	12%	22,590	7%
Affordable > 50% but <= 80% AMI	61,305	22%	46,490	15%
Affordable > 80% AMI	164,850	60%	231,815	73%
Shoreline	**20,990**		**21,875**	
Affordable <= 30% AMI	830	4%	1,120	5%
Affordable > 30% but <= 50% AMI	1,675	8%	1,350	6%
Affordable > 50% but <= 80% AMI	3,910	19%	3,450	16%
Affordable > 80% AMI	14,575	69%	15,955	73%
Places split by county			**17,190**	
Bothell (King Co part)			**10,925**	
Affordable <= 30% AMI			340	3%
Affordable > 30% but <= 50% AMI			1,105	10%
Affordable > 50% but <= 80% AMI			1,495	14%
Affordable > 80% AMI			7,985	73%
Bothell (Snohomish Co part)			**6,265**	
Affordable <= 30% AMI			60	1%
Affordable > 30% but <= 50% AMI			505	8%
Affordable > 50% but <= 80% AMI			665	11%
Affordable > 80% AMI			5,035	80%
Seattle-Bellevue HMFA counties	**1,035,025**		**1,141,145**	
King County	**773,230**		**854,175**	
Affordable <= 30% AMI	30,965	4%	34,360	4%
Affordable > 30% but <= 50% AMI	87,260	11%	80,805	9%
Affordable > 50% but <= 80% AMI	155,595	20%	137,715	16%
Affordable > 80% AMI	499,410	65%	601,295	70%
Snohomish County	**261,795**		**286,970**	
Affordable <= 30% AMI	8,050	3%	9,975	3%
Affordable > 30% but <= 50% AMI	34,480	13%	38,170	13%
Affordable > 50% but <= 80% AMI	50,175	19%	60,195	21%
Affordable > 80% AMI	169,090	65%	178,630	62%
Sphere	**23,848**		**27,903**	
Ames Lake CDP	**520**		**604**	
Affordable <= 30% AMI	10	2%	15	2%
Affordable > 30% but <= 50% AMI	0	0%	70	12%
Affordable > 50% but <= 80% AMI	0	0%	0	0%
Affordable > 80% AMI	510	98%	519	86%
Carnation	**704**		**657**	
Affordable <= 30% AMI	20	3%	4	1%
Affordable > 30% but <= 50% AMI	115	16%	114	17%
Affordable > 50% but <= 80% AMI	79	11%	105	16%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Affordable > 80% AMI	490	70%	434	66%
Cottage Lake CDP	**7,475**		**8,084**	
Affordable <= 30% AMI	65	1%	70	1%
Affordable > 30% but <= 50% AMI	120	2%	124	2%
Affordable > 50% but <= 80% AMI	310	4%	215	3%
Affordable > 80% AMI	6,980	93%	7,675	95%
Duvall	**2,060**		**2,580**	
Affordable <= 30% AMI	15	1%	45	2%
Affordable > 30% but <= 50% AMI	175	8%	205	8%
Affordable > 50% but <= 80% AMI	100	5%	70	3%
Affordable > 80% AMI	1,770	86%	2,260	88%
Fall City CDP	**755**		**804**	
Affordable <= 30% AMI	35	5%	30	4%
Affordable > 30% but <= 50% AMI	150	20%	84	10%
Affordable > 50% but <= 80% AMI	25	3%	70	9%
Affordable > 80% AMI	545	72%	620	77%
Lake Marcel-Stillwater CDP	**420**		**485**	
Affordable <= 30% AMI	0	0%	0	0%
Affordable > 30% but <= 50% AMI	10	2%	50	10%
Affordable > 50% but <= 80% AMI	15	4%	0	0%
Affordable > 80% AMI	395	94%	435	90%
North Bend	**2,175**		**2,405**	
Affordable <= 30% AMI	160	7%	105	4%
Affordable > 30% but <= 50% AMI	135	6%	330	14%
Affordable > 50% but <= 80% AMI	390	18%	330	14%
Affordable > 80% AMI	1,490	69%	1,640	68%
Snoqualmie	**3,019**		**4,294**	
Affordable <= 30% AMI	75	2%	45	1%
Affordable > 30% but <= 50% AMI	80	3%	134	3%
Affordable > 50% but <= 80% AMI	144	5%	245	6%
Affordable > 80% AMI	2,720	90%	3,870	90%
Union Hill-Novelty Hill CDP	**6,720**		**7,990**	
Affordable <= 30% AMI	25	0%	40	1%
Affordable > 30% but <= 50% AMI	75	1%	150	2%
Affordable > 50% but <= 80% AMI	235	3%	280	4%
Affordable > 80% AMI	6,385	95%	7,520	94%

Source(s):

U.S. Department of Housing and Urban Development. 2013. “2003-2010 Comprehensive Housing Affordability Strategy (CHAS).”

U.S. Department of Housing and Urban Development. August 2020. “2013-2017 Comprehensive Housing Affordability Strategy (CHAS).

Exhibit A19: Housing Affordability by Tenure

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
EKC cities	**181,337**		**201,668**	
Beaux Arts Village	**120**		**133**	
Homeownership	105		119	
Affordable <= 50% AMI	0	0%	4	3%
Affordable > 100% AMI	105	100%	115	97%
Affordable > 50% but <= 80% AMI	0	0%	0	0%
Affordable > 80% but <= 100% AMI	0	0%	0	0%
Rental	15		14	100%
Affordable <= 30% AMI	0	0%	0	0%
Affordable > 30% but <= 50% AMI	0	0%	0	0%
Affordable > 50% but <= 80% AMI	0	0%	10	71%
Affordable > 80% AMI	15	100%	4	29%
Bellevue	**51,805**		**56,480**	
Homeownership	30,530		31,880	
Affordable <= 50% AMI	710	2%	905	3%
Affordable > 100% AMI	28,130	92%	29,030	91%
Affordable > 50% but <= 80% AMI	320	1%	755	2%
Affordable > 80% but <= 100% AMI	1,370	4%	1,190	4%
Rental	21,275		24,600	
Affordable <= 30% AMI	1,230	6%	1,680	7%
Affordable > 30% but <= 50% AMI	1,755	8%	1,065	4%
Affordable > 50% but <= 80% AMI	9,920	47%	3,975	16%
Affordable > 80% AMI	8,370	39%	17,880	73%
Bothell	**13,410**		**17,185**	
Homeownership	8,770		11,320	
Affordable <= 50% AMI	750	9%	915	8%
Affordable > 100% AMI	6,715	77%	8,575	76%
Affordable > 50% but <= 80% AMI	410	5%	655	6%
Affordable > 80% but <= 100% AMI	895	10%	1,175	10%
Rental	4,640		5,865	
Affordable <= 30% AMI	190	4%	405	7%
Affordable > 30% but <= 50% AMI	630	14%	685	12%
Affordable > 50% but <= 80% AMI	2,390	52%	1,505	26%
Affordable > 80% AMI	1,430	31%	3,270	56%
Clyde Hill	**902**		**1,127**	
Homeownership	827		988	
Affordable <= 50% AMI	4	0%	25	3%
Affordable > 100% AMI	805	97%	955	97%
Affordable > 50% but <= 80% AMI	10	1%	4	0%
Affordable > 80% but <= 100% AMI	8	1%	4	0%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Rental	75		139	
Affordable <= 30% AMI	20	27%	25	18%
Affordable > 30% but <= 50% AMI	0	0%	4	3%
Affordable > 50% but <= 80% AMI	0	0%	20	14%
Affordable > 80% AMI	55	73%	90	65%
Hunts Point	**161**		**150**	
Homeownership	143		138	
Affordable <= 50% AMI	8	6%	8	6%
Affordable > 100% AMI	135	94%	130	94%
Affordable > 50% but <= 80% AMI	0	0%	0	0%
Affordable > 80% but <= 100% AMI	0	0%	0	0%
Rental	18		12	
Affordable <= 30% AMI	10	56%	0	0%
Affordable > 30% but <= 50% AMI	0	0%	4	33%
Affordable > 50% but <= 80% AMI	4	22%	4	33%
Affordable > 80% AMI	4	22%	4	33%
Issaquah	**11,890**		**15,225**	
Homeownership	7,620		9,065	
Affordable <= 50% AMI	85	1%	265	3%
Affordable > 100% AMI	6,615	87%	7,780	86%
Affordable > 50% but <= 80% AMI	145	2%	445	5%
Affordable > 80% but <= 100% AMI	775	10%	575	6%
Rental	4,270		6,160	
Affordable <= 30% AMI	375	9%	660	11%
Affordable > 30% but <= 50% AMI	215	5%	385	6%
Affordable > 50% but <= 80% AMI	1,650	39%	895	15%
Affordable > 80% AMI	2,030	48%	4,220	69%
Kenmore	**7,825**		**8,575**	
Homeownership	5,755		6,255	
Affordable <= 50% AMI	305	5%	305	5%
Affordable > 100% AMI	5,080	88%	5,185	83%
Affordable > 50% but <= 80% AMI	135	2%	245	4%
Affordable > 80% but <= 100% AMI	235	4%	520	8%
Rental	2,070		2,320	
Affordable <= 30% AMI	230	11%	280	12%
Affordable > 30% but <= 50% AMI	495	24%	450	19%
Affordable > 50% but <= 80% AMI	1,060	51%	825	36%
Affordable > 80% AMI	285	14%	765	33%
Kirkland	**36,150**		**35,835**	
Homeownership	24,150		22,700	
Affordable <= 50% AMI	470	2%	770	3%
Affordable > 100% AMI	21,190	88%	19,875	88%
Affordable > 50% but <= 80% AMI	515	2%	715	3%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Affordable > 80% but <= 100% AMI	1,975	8%	1,340	6%
Rental	12,000		13,135	
Affordable <= 30% AMI	875	7%	955	7%
Affordable > 30% but <= 50% AMI	1,050	9%	785	6%
Affordable > 50% but <= 80% AMI	5,190	43%	2,675	20%
Affordable > 80% AMI	4,885	41%	8,720	66%
Medina	**1,048**		**1,179**	
Homeownership	898		1,049	
Affordable <= 50% AMI	4	0%	30	3%
Affordable > 100% AMI	890	99%	1,015	97%
Affordable > 50% but <= 80% AMI	4	0%	4	0%
Affordable > 80% but <= 100% AMI	0	0%	0	0%
Rental	150		130	
Affordable <= 30% AMI	30	20%	30	23%
Affordable > 30% but <= 50% AMI	0	0%	0	0%
Affordable > 50% but <= 80% AMI	20	13%	15	12%
Affordable > 80% AMI	100	67%	85	65%
Mercer Island	**9,140**		**9,945**	
Homeownership	7,025		7,125	
Affordable <= 50% AMI	85	1%	105	1%
Affordable > 100% AMI	6,785	97%	6,945	97%
Affordable > 50% but <= 80% AMI	95	1%	25	0%
Affordable > 80% but <= 100% AMI	60	1%	50	1%
Rental	2,115		2,820	
Affordable <= 30% AMI	225	11%	265	9%
Affordable > 30% but <= 50% AMI	100	5%	170	6%
Affordable > 50% but <= 80% AMI	480	23%	155	5%
Affordable > 80% AMI	1,310	62%	2,230	79%
Newcastle	**3,854**		**4,334**	
Homeownership	2,879		3,344	
Affordable <= 50% AMI	29	1%	50	1%
Affordable > 100% AMI	2,675	93%	3,110	93%
Affordable > 50% but <= 80% AMI	60	2%	69	2%
Affordable > 80% but <= 100% AMI	115	4%	115	3%
Rental	975		990	
Affordable <= 30% AMI	10	1%	60	6%
Affordable > 30% but <= 50% AMI	50	5%	55	6%
Affordable > 50% but <= 80% AMI	510	52%	230	23%
Affordable > 80% AMI	405	42%	645	65%
Redmond	**22,365**		**25,060**	
Homeownership	11,845		12,725	
Affordable <= 50% AMI	545	5%	620	5%
Affordable > 100% AMI	10,135	86%	11,140	88%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Affordable > 50% but <= 80% AMI	245	2%	330	3%
Affordable > 80% but <= 100% AMI	920	8%	635	5%
Rental	10,520		12,335	
Affordable <= 30% AMI	455	4%	650	5%
Affordable > 30% but <= 50% AMI	585	6%	505	4%
Affordable > 50% but <= 80% AMI	4,510	43%	1,365	11%
Affordable > 80% AMI	4,970	47%	9,815	80%
Sammamish	**18,030**		**21,170**	
Homeownership	15,515		18,155	
Affordable <= 50% AMI	250	2%	205	1%
Affordable > 100% AMI	14,915	96%	17,420	96%
Affordable > 50% but <= 80% AMI	55	0%	155	1%
Affordable > 80% but <= 100% AMI	295	2%	375	2%
Rental	2,515		3,015	
Affordable <= 30% AMI	120	5%	105	3%
Affordable > 30% but <= 50% AMI	110	4%	120	4%
Affordable > 50% but <= 80% AMI	760	30%	360	12%
Affordable > 80% AMI	1,525	61%	2,430	81%
Woodinville	**4,300**		**4,840**	
Homeownership	2,795		2,895	
Affordable <= 50% AMI	20	1%	120	4%
Affordable > 100% AMI	2,420	87%	2,530	87%
Affordable > 50% but <= 80% AMI	130	5%	145	5%
Affordable > 80% but <= 100% AMI	225	8%	100	3%
Rental	1,505		1,945	
Affordable <= 30% AMI	65	4%	55	3%
Affordable > 30% but <= 50% AMI	140	9%	115	6%
Affordable > 50% but <= 80% AMI	950	63%	240	12%
Affordable > 80% AMI	350	23%	1,535	79%
Yarrow Point	**337**		**430**	
Homeownership	319		392	
Affordable <= 50% AMI	4	1%	4	1%
Affordable > 100% AMI	315	99%	380	97%
Affordable > 50% but <= 80% AMI	0	0%	4	1%
Affordable > 80% but <= 100% AMI	0	0%	4	1%
Rental	18		38	
Affordable <= 30% AMI	0	0%	4	11%
Affordable > 30% but <= 50% AMI	10	56%	0	0%
Affordable > 50% but <= 80% AMI	4	22%	4	11%
Affordable > 80% AMI	4	22%	30	79%
Other	**296,940**		**338,960**	
Seattle	**275,950**		**317,085**	

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Homeownership	136,340		148,325	
Affordable <= 50% AMI	2,420	2%	2,930	2%
Affordable > 100% AMI	125,040	92%	133,180	90%
Affordable > 50% but <= 80% AMI	1,945	1%	4,055	3%
Affordable > 80% but <= 100% AMI	6,935	5%	8,160	6%
Rental	139,610		168,760	
Affordable <= 30% AMI	16,325	12%	16,190	10%
Affordable > 30% but <= 50% AMI	31,050	22%	19,660	12%
Affordable > 50% but <= 80% AMI	59,360	43%	42,435	25%
Affordable > 80% AMI	32,875	24%	90,475	54%
Shoreline	**20,990**		**21,875**	
Homeownership	14,400		14,020	
Affordable <= 50% AMI	285	2%	365	3%
Affordable > 100% AMI	12,290	85%	11,260	80%
Affordable > 50% but <= 80% AMI	450	3%	755	5%
Affordable > 80% but <= 100% AMI	1,375	10%	1,640	12%
Rental	6,590		7,855	
Affordable <= 30% AMI	830	13%	1,120	14%
Affordable > 30% but <= 50% AMI	1,390	21%	985	13%
Affordable > 50% but <= 80% AMI	3,460	53%	2,695	34%
Affordable > 80% AMI	910	14%	3,055	39%
Places split by county			**17,190**	
Bothell (King Co part)			**10,925**	
Homeownership			6,935	
Affordable <= 50% AMI			520	7%
Affordable > 100% AMI			5,450	79%
Affordable > 50% but <= 80% AMI			450	6%
Affordable > 80% but <= 100% AMI			515	7%
Rental			3,990	
Affordable <= 30% AMI			340	9%
Affordable > 30% but <= 50% AMI			585	15%
Affordable > 50% but <= 80% AMI			1,045	26%
Affordable > 80% AMI			2,020	51%
Bothell (Snohomish Co part)			**6,265**	
Homeownership			4,390	
Affordable <= 50% AMI			400	9%
Affordable > 100% AMI			3,120	71%
Affordable > 50% but <= 80% AMI			205	5%
Affordable > 80% but <= 100% AMI			665	15%
Rental			1,875	
Affordable <= 30% AMI			60	3%
Affordable > 30% but <= 50% AMI			105	6%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Affordable > 50% but <= 80% AMI			460	25%
Affordable > 80% AMI			1,250	67%
Seattle-Bellevue HMFA counties	**1,035,025**		**1,141,145**	
King County	**773,230**		**854,175**	
Homeownership	466,670		492,500	
Affordable <= 50% AMI	18,860	4%	28,280	6%
Affordable > 100% AMI	384,945	82%	377,505	77%
Affordable > 50% but <= 80% AMI	18,545	4%	34,715	7%
Affordable > 80% but <= 100% AMI	44,320	9%	52,000	11%
Rental	306,560		361,675	
Affordable <= 30% AMI	30,965	10%	34,360	10%
Affordable > 30% but <= 50% AMI	68,400	22%	52,525	15%
Affordable > 50% but <= 80% AMI	137,050	45%	103,000	28%
Affordable > 80% AMI	70,145	23%	171,790	47%
Snohomish County	**261,795**		**286,970**	
Homeownership	178,970		192,675	99%
Affordable <= 50% AMI	11,380	6%	18,090	9%
Affordable > 100% AMI	130,570	73%	116,465	60%
Affordable > 50% but <= 80% AMI	10,990	6%	22,770	12%
Affordable > 80% but <= 100% AMI	26,030	15%	35,350	18%
Rental	82,825		94,295	
Affordable <= 30% AMI	8,050	10%	9,975	11%
Affordable > 30% but <= 50% AMI	23,100	28%	20,080	21%
Affordable > 50% but <= 80% AMI	39,185	47%	37,425	40%
Affordable > 80% AMI	12,490	15%	26,815	28%
Sphere	**23,848**		**27,903**	
Ames Lake CDP	**520**		**604**	
Homeownership	510		549	
Affordable <= 50% AMI	0	0%	55	10%
Affordable > 100% AMI	460	90%	490	89%
Affordable > 50% but <= 80% AMI	0	0%	0	0%
Affordable > 80% but <= 100% AMI	50	10%	4	1%
Rental	10		55	
Affordable <= 30% AMI	10	100%	15	27%
Affordable > 30% but <= 50% AMI	0	0%	15	27%
Affordable > 50% but <= 80% AMI	0	0%	0	0%
Affordable > 80% AMI	0	0%	25	45%
Carnation	**704**		**657**	
Homeownership	524		488	
Affordable <= 50% AMI	45	9%	44	9%
Affordable > 100% AMI	445	85%	355	73%
Affordable > 50% but <= 80% AMI	4	1%	35	7%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Affordable > 80% but <= 100% AMI	30	6%	54	11%
Rental	180		169	
Affordable <= 30% AMI	20	11%	4	2%
Affordable > 30% but <= 50% AMI	70	39%	70	41%
Affordable > 50% but <= 80% AMI	75	42%	70	41%
Affordable > 80% AMI	15	8%	25	15%
Cottage Lake CDP	**7,475**		**8,084**	
Homeownership	6,940		7,464	
Affordable <= 50% AMI	95	1%	14	0%
Affordable > 100% AMI	6,570	95%	7,245	97%
Affordable > 50% but <= 80% AMI	100	1%	50	1%
Affordable > 80% but <= 100% AMI	175	3%	155	2%
Rental	535		620	
Affordable <= 30% AMI	65	12%	70	11%
Affordable > 30% but <= 50% AMI	25	5%	110	18%
Affordable > 50% but <= 80% AMI	210	39%	165	27%
Affordable > 80% AMI	235	44%	275	44%
Duvall	**2,060**		**2,580**	
Homeownership	1,855		2,380	
Affordable <= 50% AMI	155	8%	190	8%
Affordable > 100% AMI	1,660	89%	1,950	82%
Affordable > 50% but <= 80% AMI	0	0%	30	1%
Affordable > 80% but <= 100% AMI	40	2%	210	9%
Rental	205		200	
Affordable <= 30% AMI	15	7%	45	23%
Affordable > 30% but <= 50% AMI	20	10%	15	8%
Affordable > 50% but <= 80% AMI	100	49%	40	20%
Affordable > 80% AMI	70	34%	100	50%
Fall City CDP	**755**		**804**	
Homeownership	545		559	
Affordable <= 50% AMI	85	16%	24	4%
Affordable > 100% AMI	435	80%	440	79%
Affordable > 50% but <= 80% AMI	0	0%	10	2%
Affordable > 80% but <= 100% AMI	25	5%	85	15%
Rental	210		245	
Affordable <= 30% AMI	35	17%	30	12%
Affordable > 30% but <= 50% AMI	65	31%	60	24%
Affordable > 50% but <= 80% AMI	25	12%	60	24%
Affordable > 80% AMI	85	40%	95	39%
Lake Marcel-Stillwater CDP	**420**		**485**	
Homeownership	420		485	
Affordable <= 50% AMI	10	2%	50	10%
Affordable > 100% AMI	310	74%	360	74%

	2006 - 2010 average		2014 - 2018 average	
	Units	Pct	Units	Pct
Affordable > 50% but <= 80% AMI	15	4%	0	0%
Affordable > 80% but <= 100% AMI	85	20%	75	15%
Rental	0		0	
Affordable <= 30% AMI	0		0	
Affordable > 30% but <= 50% AMI	0		0	
Affordable > 50% but <= 80% AMI	0		0	
Affordable > 80% AMI	0		0	
North Bend	**2,175**		**2,405**	
Homeownership	1,345		1,610	
Affordable <= 50% AMI	55	4%	155	10%
Affordable > 100% AMI	1,105	82%	1,245	77%
Affordable > 50% but <= 80% AMI	15	1%	85	5%
Affordable > 80% but <= 100% AMI	170	13%	125	8%
Rental	830		795	
Affordable <= 30% AMI	160	19%	105	13%
Affordable > 30% but <= 50% AMI	80	10%	175	22%
Affordable > 50% but <= 80% AMI	375	45%	245	31%
Affordable > 80% AMI	215	26%	270	34%
Snoqualmie	**3,019**		**4,294**	
Homeownership	2,499		3,634	
Affordable <= 50% AMI	80	3%	64	2%
Affordable > 100% AMI	2,360	94%	3,415	94%
Affordable > 50% but <= 80% AMI	4	0%	60	2%
Affordable > 80% but <= 100% AMI	55	2%	95	3%
Rental	520		660	
Affordable <= 30% AMI	75	14%	45	7%
Affordable > 30% but <= 50% AMI	0	0%	70	11%
Affordable > 50% but <= 80% AMI	140	27%	185	28%
Affordable > 80% AMI	305	59%	360	55%
Union Hill-Novelty Hill CDP	**6,720**		**7,990**	
Homeownership	5,965		6,795	
Affordable <= 50% AMI	50	1%	130	2%
Affordable > 100% AMI	5,760	97%	6,435	95%
Affordable > 50% but <= 80% AMI	35	1%	125	2%
Affordable > 80% but <= 100% AMI	120	2%	105	2%
Rental	755		1,195	
Affordable <= 30% AMI	25	3%	40	3%
Affordable > 30% but <= 50% AMI	25	3%	20	2%
Affordable > 50% but <= 80% AMI	200	26%	155	13%
Affordable > 80% AMI	505	67%	980	82%

Exhibit A20: Median Gross Rent

	2015 - 2019 average
EKC cities	
Beaux Arts Village	
All units	$1,375
Bellevue	
1 bedroom	$1,796
2 bedrooms	$2,004
3 bedrooms	$2,328
4 bedrooms	$2,769
5 or more bedrooms	$2,911
All units	$1,947
No bedroom	$1,673
Bothell	
1 bedroom	$1,480
2 bedrooms	$1,724
3 bedrooms	$2,205
4 bedrooms	$2,168
5 or more bedrooms	$2,401
All units	$1,719
No bedroom	$1,472
Clyde Hill	
3 bedrooms	$2,679
4 bedrooms	$2,893
5 or more bedrooms	$3,500
All units	$2,714
Hunts Point	
4 bedrooms	$3,500
All units	$2,500
Issaquah	
1 bedroom	$1,438
2 bedrooms	$1,976
3 bedrooms	$2,455
4 bedrooms	$3,183
All units	$1,982
No bedroom	$1,487
Kenmore	
1 bedroom	$1,287
2 bedrooms	$1,391
3 bedrooms	$2,071
4 bedrooms	$3,228

	2015 - 2019 average
5 or more bedrooms	$2,705
All units	$1,433
No bedroom	$1,236
Kirkland	
1 bedroom	$1,708
2 bedrooms	$1,859
3 bedrooms	$2,425
4 bedrooms	$2,483
5 or more bedrooms	$2,136
All units	$1,861
No bedroom	$1,596
Medina	
3 bedrooms	$3,500
All units	$2,855
Mercer Island	
1 bedroom	$1,842
2 bedrooms	$2,423
3 bedrooms	$2,559
4 bedrooms	$2,603
5 or more bedrooms	$3,500
All units	$2,162
No bedroom	$1,710
Newcastle	
1 bedroom	$1,708
2 bedrooms	$1,821
3 bedrooms	$2,508
All units	$1,814
No bedroom	$1,654
Redmond	
1 bedroom	$1,769
2 bedrooms	$1,996
3 bedrooms	$2,533
4 bedrooms	$3,225
5 or more bedrooms	$2,653
All units	$1,929
No bedroom	$1,621
Sammamish	
1 bedroom	$1,696
2 bedrooms	$1,997
3 bedrooms	$2,573
4 bedrooms	$3,137
5 or more bedrooms	$3,403
All units	$2,395

	2015 - 2019 average
Woodinville	
1 bedroom	$1,772
2 bedrooms	$1,953
3 bedrooms	$2,072
4 bedrooms	$2,870
All units	$1,877
No bedroom	$1,472
Yarrow Point	
4 bedrooms	$3,500
All units	$3,500
Other	
Seattle	
1 bedroom	$1,495
2 bedrooms	$1,807
3 bedrooms	$2,211
4 bedrooms	$2,484
5 or more bedrooms	$2,241
All units	$1,614
No bedroom	$1,306
Shoreline	
1 bedroom	$1,362
2 bedrooms	$1,592
3 bedrooms	$1,925
4 bedrooms	$2,189
5 or more bedrooms	$2,077
All units	$1,574
No bedroom	$1,193
Places split by county	
Bothell (King Co part)	
1 bedroom	$1,494
2 bedrooms	$1,698
3 bedrooms	$2,099
4 bedrooms	$1,773
All units	$1,656
No bedroom	$1,523
Bothell (Snohomish Co part)	
1 bedroom	$1,445
2 bedrooms	$1,788
3 bedrooms	$2,271
4 bedrooms	$2,299
5 or more bedrooms	$2,700
All units	$1,886
No bedroom	$1,412

	2015 - 2019 average
Seattle-Bellevue HMFA counties	
King County	
1 bedroom	$1,420
2 bedrooms	$1,671
3 bedrooms	$2,030
4 bedrooms	$2,350
5 or more bedrooms	$2,291
All units	$1,606
No bedroom	$1,307
Snohomish County	
1 bedroom	$1,152
2 bedrooms	$1,374
3 bedrooms	$1,792
4 bedrooms	$2,153
5 or more bedrooms	$2,196
All units	$1,438
No bedroom	$1,116
Sphere	
Ames Lake CDP	
3 bedrooms	$1,727
All units	$1,932
Carnation	
1 bedroom	$1,163
2 bedrooms	$1,111
3 bedrooms	$2,036
All units	$1,273
Cottage Lake CDP	
2 bedrooms	$1,884
3 bedrooms	$1,884
4 bedrooms	$2,116
5 or more bedrooms	$3,484
All units	$1,992
Duvall	
3 bedrooms	$2,553
All units	$2,189
Fall City CDP	
2 bedrooms	$1,061
3 bedrooms	$1,980
4 bedrooms	$3,125
All units	$1,226
North Bend	
1 bedroom	$693
2 bedrooms	$1,646

	2015 - 2019 average
All units	$1,286
Snoqualmie	
1 bedroom	$1,213
2 bedrooms	$2,162
3 bedrooms	$2,166
4 bedrooms	$1,750
All units	$1,960
No bedroom	$950
Union Hill-Novelty Hill CDP	
1 bedroom	$1,533
2 bedrooms	$1,914
3 bedrooms	$2,666
4 bedrooms	$3,102
All units	$1,989

Source(s):

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A21: Housing Affordability Gap in 2044

Meets requirements of Countywide Planning Policy H-4(a).

The calculations in this table are a preliminary attempt to estimate the number of housing units affordable at various income levels that each King County jurisdiction needs to plan for and accommodate in its comprehensive plan. At the time these estimates were prepared, Snohomish County was not known to have such a policy.

The Washington Department of Commerce is preparing new county-by-county planning targets (i.e., affordable housing needs). When those become available, King County, Snohomish County, and cities will need to allocate those to each jurisdiction in the county and plan based on those figures instead of these.

See text below the table for column heading definitions.

	2013-2017 Avg Pct Units (CHAS)	2019 Estimated Supply (OFM* 2017 CHAS Pct)	2019 Proportionate Demand (OFM* Countywide Income)	2019 Estimated Need (Demand - Supply)	2044 Proportionate Demand ((2019 OFM + Target)* Countywide Income)	2019-2044 Affordable Gap (Demand - 2019 Supply)
EKC cities		**202,972**	**202,972**	**0**	**283,235**	**80,263**
0-30% AMI	3%	5,499	30,446	24,947	42,485	36,986
31-50% AMI	5%	10,308	30,446	20,138	42,485	32,178
51-80% AMI	10%	20,829	38,565	17,736	53,815	32,986
Over 80% AMI	82%	166,337	103,516	-62,821	144,450	-21,887
Beaux Arts Village		**119**	**119**	**0**	**120**	**1**
0-30% AMI	0%	0	18	18	18	18
31-50% AMI	9%	11	18	7	18	7
51-80% AMI	6%	7	23	15	23	16
Over 80% AMI	85%	101	61	-40	61	-40
Bellevue		**62,372**	**62,372**	**0**	**97,372**	**35,000**
0-30% AMI	3%	1,872	9,356	7,484	14,606	12,734
31-50% AMI	5%	3,007	9,356	6,349	14,606	11,599
51-80% AMI	11%	6,944	11,851	4,907	18,501	11,557
Over 80% AMI	81%	50,550	31,810	-18,740	49,660	-890
Clyde Hill		**1,100**	**1,100**	**0**	**1,110**	**10**
0-30% AMI	1%	8	165	157	167	159
31-50% AMI	3%	38	165	127	167	129
51-80% AMI	1%	15	209	194	211	196
Over 80% AMI	94%	1,039	561	-478	566	-473
Hunts Point		**186**	**186**	**0**	**187**	**1**
0-30% AMI	2%	4	28	23	28	24
31-50% AMI	10%	18	28	10	28	10
51-80% AMI	2%	4	35	31	36	31

	2013-2017 Avg Pct Units (CHAS)	2019 Estimated Supply (OFM* 2017 CHAS Pct)	2019 Proportionate Demand (OFM* Countywide Income)	2019 Estimated Need (Demand - Supply)	2044 Proportionate Demand ((2019 OFM + Target)* Countywide Income)	2019-2044 Affordable Gap (Demand - 2019 Supply)
Over 80% AMI	86%	159	95	-65	95	-64
Issaquah		**16,801**	**16,801**	**0**	**20,301**	**3,500**
0-30% AMI	5%	803	2,520	1,718	3,045	2,243
31-50% AMI	6%	954	2,520	1,566	3,045	2,091
51-80% AMI	12%	1,991	3,192	1,201	3,857	1,866
Over 80% AMI	78%	13,053	8,569	-4,485	10,354	-2,700
Kenmore		**9,485**	**9,485**	**0**	**12,555**	**3,070**
0-30% AMI	3%	278	1,423	1,145	1,883	1,605
31-50% AMI	11%	1,074	1,423	349	1,883	810
51-80% AMI	14%	1,324	1,802	478	2,385	1,061
Over 80% AMI	72%	6,809	4,837	-1,972	6,403	-406
Kirkland		**39,312**	**39,312**	**0**	**52,512**	**13,200**
0-30% AMI	3%	1,126	5,897	4,771	7,877	6,751
31-50% AMI	6%	2,517	5,897	3,380	7,877	5,360
51-80% AMI	13%	5,136	7,469	2,334	9,977	4,842
Over 80% AMI	78%	30,534	20,049	-10,484	26,781	-3,752
Medina		**1,233**	**1,233**	**0**	**1,252**	**19**
0-30% AMI	1%	15	185	170	188	173
31-50% AMI	2%	20	185	165	188	168
51-80% AMI	1%	8	234	226	238	229
Over 80% AMI	97%	1,190	629	-561	639	-551
Mercer Island		**10,506**	**10,506**	**0**	**11,745**	**1,239**
0-30% AMI	3%	288	1,576	1,288	1,762	1,474
31-50% AMI	4%	395	1,576	1,181	1,762	1,367
51-80% AMI	4%	411	1,996	1,585	2,232	1,821
Over 80% AMI	90%	9,413	5,358	-4,055	5,990	-3,423
Newcastle		**5,214**	**5,214**	**0**	**6,694**	**1,480**
0-30% AMI	1%	73	782	709	1,004	931
31-50% AMI	3%	140	782	642	1,004	864
51-80% AMI	10%	541	991	450	1,272	731
Over 80% AMI	86%	4,460	2,659	-1,801	3,414	-1,046
Redmond		**28,619**	**28,619**	**0**	**48,619**	**20,000**
0-30% AMI	3%	726	4,293	3,567	7,293	6,567
31-50% AMI	5%	1,464	4,293	2,829	7,293	5,829
51-80% AMI	11%	3,120	5,438	2,318	9,238	6,118
Over 80% AMI	81%	23,309	14,596	-8,713	24,796	1,487
Sammamish		**22,159**	**22,159**	**0**	**22,859**	**700**
0-30% AMI	1%	152	3,324	3,171	3,429	3,276
31-50% AMI	2%	370	3,324	2,954	3,429	3,059
51-80% AMI	4%	895	4,210	3,316	4,343	3,449

	2013-2017 Avg Pct Units (CHAS)	2019 Estimated Supply (OFM* 2017 CHAS Pct)	2019 Proportionate Demand (OFM* Countywide Income)	2019 Estimated Need (Demand - Supply)	2044 Proportionate Demand ((2019 OFM + Target)* Countywide Income)	2019-2044 Affordable Gap (Demand - 2019 Supply)
Over 80% AMI	94%	20,742	11,301	-9,441	11,658	-9,084
Woodinville		**5,450**	**5,450**	**0**	**7,483**	**2,033**
0-30% AMI	3%	170	818	647	1,122	952
31-50% AMI	6%	329	818	489	1,122	794
51-80% AMI	10%	523	1,036	513	1,422	899
Over 80% AMI	81%	4,428	2,780	-1,648	3,816	-612
Yarrow Point		**416**	**416**	**0**	**426**	**10**
0-30% AMI	1%	4	62	59	64	60
31-50% AMI	1%	4	62	59	64	60
51-80% AMI	2%	8	79	71	81	73
Over 80% AMI	96%	401	212	-189	217	-184
Places split by county						
Bothell (King Co part)		**12,208**	**12,208**	**0**	**18,008**	**5,800**
0-30% AMI	4%	446	1,831	1,386	2,701	2,256
31-50% AMI	11%	1,343	1,831	489	2,701	1,359
51-80% AMI	19%	2,330	2,320	-10	3,422	1,092
Over 80% AMI	66%	8,090	6,226	-1,864	9,184	1,094
Bothell (Sno Co part)		**7,198**	**7,198**	**0**	**12,789**	**5,591**
0-30% AMI	1%	71	1,080	1,009	1,918	1,848
31-50% AMI	8%	578	1,080	501	1,918	1,340
51-80% AMI	17%	1,210	1,368	158	2,430	1,220
Over 80% AMI	74%	5,339	3,671	-1,668	6,522	1,183
Seattle-Bellevue HMFA counties						
King County		**956,128**	**956,128**	**0**	**1,262,705**	**0**
0-30% AMI	4%	41,758	143,419	101,661	189,406	101,661
31-50% AMI	13%	121,142	143,419	22,277	189,406	22,277
51-80% AMI	19%	179,511	181,664	2,154	239,914	2,154
Over 80% AMI	64%	613,717	487,625	-126,092	643,980	-126,092
Grand Total		**1,381,478**	**1,381,478**	**0**	**1,859,972**	**171,917**

Source(s):

U.S. Department of Housing and Urban Development. August 2020. "2013-2017 Comprehensive Housing Affordability Strategy (CHAS)."

Washington Office of Financial Management. 2022. "Postcensal estimates of population and housing, April 1, 2020 to April 1, 2022."

Calculations by A Regional Coalition for Housing (ARCH), 2022.

Column headings and definitions

“2013-2017 Avg Pct Units (CHAS)” are the estimated percentages of households in the jurisdiction, averaged over the period 2013-2017 by the American Community Survey (ACS), as reported by the Comprehensive Housing Affordability Survey (CHAS).

“2019 Estimated Supply (OFM * 2017 CHAS Pct)” are the estimated numbers of housing units in the jurisdiction in 2019, according to the Washington Office of Financial Management (OFM), multiplied by the percentage estimated for the income group in the 2013-2017 CHAS estimates.

“2019 Proportionate Demand (OFM * Countywide Income)” is the estimated number of housing units in the jurisdiction in 2019, according to OFM, multiplied by the percentages of households county-wide for each income category (averaged over the period 2013-2017 by the ACS, as reported by the Comprehensive Housing Affordability Survey (CHAS)).

“2019 Estimated Need (Demand – Supply)” is the difference between the Proportionate Demand in 2019 and the Estimated Supply of housing units in 2019.

“2044 Proportionate Demand ((2019 OFM + Target) * Countywide Income)” are the estimated number of housing units in the jurisdiction in 2019, according to OFM, plus the jurisdiction’s housing growth target from 2019-2044, multiplied by the percentages of households county-wide for each income category (averaged over the period 2013-2017 by the ACS, as reported by the CHAS).

“2019-2044 Affordable Gap (Demand – 2019 Supply)” is the difference between the Proportionate Demand in 2044 and the Estimated Supply of housing units in 2019.

Exhibit A22: Vacant Rental Housing

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct	Units	Pct
EKC cities	**67,003**		**81,686**	
For rent	3,206	5%	3,039	4%
Rented, not occupied	672	1%	1,321	2%
Renter occupied	63,125	94%	77,326	94%
Beaux Arts Village	**15**		**13**	
For rent	0	0%	0	0%
Rented, not occupied	0	0%	0	0%
Renter occupied	15	100%	13	100%
Bellevue	**23,025**		**28,233**	
For rent	1,129	5%	1,068	4%
Rented, not occupied	330	1%	478	2%
Renter occupied	21,566	94%	26,687	95%
Bothell	**5,024**		**6,262**	
For rent	201	4%	267	4%
Rented, not occupied	0	0%	165	3%
Renter occupied	4,823	96%	5,830	93%
Clyde Hill	**82**		**122**	
For rent	0	0%	0	0%
Rented, not occupied	0	0%	0	0%
Renter occupied	82	100%	122	100%
Hunts Point	**17**		**16**	
For rent	0	0%	0	0%
Rented, not occupied	0	0%	0	0%
Renter occupied	17	100%	16	100%
Issaquah	**4,589**		**6,332**	
For rent	283	6%	250	4%
Rented, not occupied	19	0%	36	1%
Renter occupied	4,287	93%	6,046	95%
Kenmore	**2,216**		**2,559**	
For rent	83	4%	96	4%
Rented, not occupied	16	1%	40	2%
Renter occupied	2,117	96%	2,423	95%
Kirkland	**12,722**		**13,873**	
For rent	397	3%	256	2%
Rented, not occupied	68	1%	268	2%
Renter occupied	12,257	96%	13,349	96%
Medina	**152**		**163**	
For rent	0	0%	0	0%
Rented, not occupied	0	0%	0	0%

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct	Units	Pct
Renter occupied	152	100%	163	100%
Mercer Island	**2,363**		**3,531**	
For rent	178	8%	278	8%
Rented, not occupied	33	1%	59	2%
Renter occupied	2,152	91%	3,194	90%
Newcastle	**1,017**		**1,216**	
For rent	21	2%	127	10%
Rented, not occupied	0	0%	0	0%
Renter occupied	996	98%	1,089	90%
Redmond	**11,489**		**13,930**	
For rent	725	6%	475	3%
Rented, not occupied	206	2%	237	2%
Renter occupied	10,558	92%	13,218	95%
Sammamish	**2,633**		**3,212**	
For rent	103	4%	124	4%
Rented, not occupied	0	0%	10	0%
Renter occupied	2,530	96%	3,078	96%
Woodinville	**1,622**		**2,191**	
For rent	69	4%	92	4%
Rented, not occupied	0	0%	28	1%
Renter occupied	1,553	96%	2,071	95%
Yarrow Point	**37**		**33**	
For rent	17	46%	6	18%
Rented, not occupied	0	0%	0	0%
Renter occupied	20	54%	27	82%

Source(s):

U.S. Bureau of the Census. 2012. “2006-2010 American Community Survey 5-year Estimates.”

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A23: Units in Structure

Meets one of the requirements of Countywide Planning Policy H-4(b).

	2006 - 2010 average	2015 - 2019 average
EKC cities		
1, attached	6%	6%
1, detached	56%	56%
10 to 19	8%	7%
2 units	1%	1%
20 to 49	7%	6%
3 or 4	5%	4%
5 to 9 units	9%	7%
50 or more units	8%	12%
Boat, RV, van, etc.	0%	0%
Mobile home	2%	1%
Beaux Arts Village		
1, attached	0%	1%
1, detached	100%	99%
10 to 19	0%	0%
2 units	0%	0%
20 to 49	0%	0%
3 or 4	0%	0%
5 to 9 units	0%	0%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	0%
Bellevue		
1, attached	5%	4%
1, detached	51%	49%
10 to 19	7%	7%
2 units	1%	1%
20 to 49	8%	7%
3 or 4	5%	5%
5 to 9 units	9%	7%
50 or more units	11%	18%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	0%
Bothell		
1, attached	3%	4%
1, detached	53%	55%
10 to 19	9%	9%
2 units	1%	1%
20 to 49	4%	4%
3 or 4	4%	4%
5 to 9 units	8%	7%
50 or more units	6%	8%
Boat, RV, van, etc.	0%	1%
Mobile home	12%	8%

	2006 - 2010 average	2015 - 2019 average
Clyde Hill		
1, attached	0%	0%
1, detached	99%	100%
10 to 19	0%	0%
2 units	0%	0%
20 to 49	0%	0%
3 or 4	0%	0%
5 to 9 units	1%	0%
50 or more units	1%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	0%
Hunts Point		
1, attached	0%	0%
1, detached	100%	100%
10 to 19	0%	0%
2 units	0%	0%
20 to 49	0%	0%
3 or 4	0%	0%
5 to 9 units	0%	0%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	0%
Issaquah		
1, attached	14%	16%
1, detached	41%	39%
10 to 19	9%	9%
2 units	1%	2%
20 to 49	10%	9%
3 or 4	8%	5%
5 to 9 units	10%	9%
50 or more units	7%	10%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	0%
Kenmore		
1, attached	3%	3%
1, detached	66%	68%
10 to 19	7%	6%
2 units	1%	0%
20 to 49	9%	8%
3 or 4	2%	4%
5 to 9 units	2%	3%
50 or more units	4%	5%
Boat, RV, van, etc.	0%	0%
Mobile home	5%	3%
Kirkland		
1, attached	6%	5%
1, detached	54%	56%
10 to 19	10%	9%
2 units	1%	1%
20 to 49	6%	6%
3 or 4	4%	4%

	2006 - 2010 average	2015 - 2019 average
5 to 9 units	11%	9%
50 or more units	7%	9%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	0%
Medina		
1, attached	1%	0%
1, detached	98%	99%
10 to 19	0%	0%
2 units	0%	1%
20 to 49	0%	0%
3 or 4	0%	0%
5 to 9 units	0%	0%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	1%	0%
Mercer Island		
1, attached	2%	1%
1, detached	74%	68%
10 to 19	4%	4%
2 units	0%	1%
20 to 49	8%	8%
3 or 4	1%	0%
5 to 9 units	4%	5%
50 or more units	7%	14%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	0%
Newcastle		
1, attached	5%	4%
1, detached	65%	70%
10 to 19	5%	5%
2 units	0%	0%
20 to 49	10%	7%
3 or 4	0%	1%
5 to 9 units	10%	3%
50 or more units	6%	8%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	1%
Redmond		
1, attached	8%	10%
1, detached	39%	41%
10 to 19	12%	7%
2 units	1%	1%
20 to 49	8%	6%
3 or 4	8%	6%
5 to 9 units	13%	8%
50 or more units	8%	20%
Boat, RV, van, etc.	0%	0%
Mobile home	2%	2%
Sammamish		
1, attached	4%	5%
1, detached	83%	85%

	2006 - 2010 average	2015 - 2019 average
10 to 19	3%	3%
2 units	0%	0%
20 to 49	2%	1%
3 or 4	2%	1%
5 to 9 units	4%	4%
50 or more units	2%	1%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	0%
Woodinville		
1, attached	5%	6%
1, detached	55%	50%
10 to 19	6%	8%
2 units	0%	2%
20 to 49	10%	8%
3 or 4	6%	2%
5 to 9 units	4%	3%
50 or more units	12%	21%
Boat, RV, van, etc.	0%	0%
Mobile home	2%	1%
Yarrow Point		
1, attached	1%	0%
1, detached	98%	98%
10 to 19	0%	0%
2 units	1%	0%
20 to 49	0%	0%
3 or 4	0%	0%
5 to 9 units	0%	0%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	1%
Other		
Seattle		
1, attached	4%	5%
1, detached	46%	41%
10 to 19	9%	8%
2 units	3%	2%
20 to 49	13%	13%
3 or 4	4%	4%
5 to 9 units	6%	5%
50 or more units	15%	22%
Boat, RV, van, etc.	0%	0%
Mobile home	0%	0%
Shoreline		
1, attached	4%	4%
1, detached	69%	65%
10 to 19	4%	5%
2 units	1%	2%
20 to 49	9%	9%
3 or 4	2%	2%
5 to 9 units	4%	4%
50 or more units	6%	9%

	2006 - 2010 average	2015 - 2019 average
Boat, RV, van, etc.	0%	0%
Mobile home	1%	0%
Places split by county		
Bothell (King Co part)		
1, attached	3%	3%
1, detached	44%	50%
10 to 19	11%	9%
2 units	0%	1%
20 to 49	5%	5%
3 or 4	4%	5%
5 to 9 units	10%	8%
50 or more units	10%	12%
Boat, RV, van, etc.	0%	0%
Mobile home	13%	8%
Bothell (Snohomish Co part)		
1, attached	3%	4%
1, detached	62%	64%
10 to 19	7%	9%
2 units	2%	1%
20 to 49	3%	2%
3 or 4	3%	3%
5 to 9 units	7%	5%
50 or more units	2%	3%
Boat, RV, van, etc.	0%	2%
Mobile home	11%	9%
Seattle-Bellevue HMFA counties		
King County		
1, attached	4%	5%
1, detached	56%	53%
10 to 19	8%	7%
2 units	2%	2%
20 to 49	8%	8%
3 or 4	4%	4%
5 to 9 units	7%	6%
50 or more units	9%	13%
Boat, RV, van, etc.	0%	0%
Mobile home	2%	2%
Snohomish County		
1, attached	4%	4%
1, detached	64%	65%
10 to 19	7%	6%
2 units	3%	2%
20 to 49	4%	4%
3 or 4	3%	4%
5 to 9 units	5%	5%
50 or more units	4%	5%
Boat, RV, van, etc.	0%	0%
Mobile home	6%	5%

	2006 - 2010 average	2015 - 2019 average
Sphere		
Ames Lake CDP		
1, attached	0%	2%
1, detached	90%	85%
10 to 19	0%	0%
2 units	1%	2%
20 to 49	0%	0%
3 or 4	0%	0%
5 to 9 units	0%	0%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	9%	10%
Carnation		
1, attached	2%	3%
1, detached	81%	81%
10 to 19	0%	1%
2 units	2%	2%
20 to 49	0%	0%
3 or 4	9%	6%
5 to 9 units	0%	1%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	7%	6%
Cottage Lake CDP		
1, attached	1%	0%
1, detached	96%	98%
10 to 19	0%	0%
2 units	0%	0%
20 to 49	0%	0%
3 or 4	0%	0%
5 to 9 units	1%	0%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	1%	1%
Duvall		
1, attached	3%	1%
1, detached	87%	90%
10 to 19	0%	0%
2 units	0%	0%
20 to 49	0%	0%
3 or 4	2%	1%
5 to 9 units	2%	3%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	6%	6%
Fall City CDP		
1, attached	0%	0%
1, detached	80%	83%
10 to 19	0%	1%
2 units	0%	4%
20 to 49	0%	0%

	2006 - 2010 average	2015 - 2019 average
3 or 4	6%	3%
5 to 9 units	0%	0%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	2%
Mobile home	14%	7%
Lake Marcel-Stillwater CDP		
1, attached	0%	0%
1, detached	92%	100%
10 to 19	0%	0%
2 units	4%	0%
20 to 49	0%	0%
3 or 4	0%	0%
5 to 9 units	0%	0%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	4%	0%
North Bend		
1, attached	3%	3%
1, detached	62%	67%
10 to 19	3%	1%
2 units	6%	2%
20 to 49	4%	7%
3 or 4	8%	4%
5 to 9 units	8%	9%
50 or more units	4%	1%
Boat, RV, van, etc.	0%	0%
Mobile home	3%	7%
Snoqualmie		
1, attached	4%	10%
1, detached	84%	81%
10 to 19	0%	1%
2 units	1%	2%
20 to 49	0%	0%
3 or 4	5%	1%
5 to 9 units	5%	4%
50 or more units	0%	0%
Boat, RV, van, etc.	0%	0%
Mobile home	1%	0%
Union Hill-Novelty Hill CDP		
1, attached	7%	10%
1, detached	83%	78%
10 to 19	3%	2%
2 units	1%	0%
20 to 49	1%	1%
3 or 4	1%	1%
5 to 9 units	2%	2%
50 or more units	2%	4%
Boat, RV, van, etc.	0%	0%
Mobile home	2%	1%

Source(s):

U.S. Bureau of the Census. 2011. “2006-2010 American Community Survey 5-year Estimates.”

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A24: Year Built

Meets one of the requirements of Countywide Planning Policy H-4(b).

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct of Total	Units	Pct of Total
EKC cities	**193,758**	**4%**	**219,153**	**4%**
Beaux Arts Village	**125**	**0%**	**148**	**0%**
Built 1939 or earlier	20	16%	28	19%
Built 1940 to 1949	22	18%	27	18%
Built 1950 to 1959	36	29%	15	10%
Built 1960 to 1969	15	12%	24	16%
Built 1970 to 1979	11	9%	15	10%
Built 1980 to 1989	2	2%	8	5%
Built 1990 to 1999	7	6%	7	5%
Built 2000 to 2004	9	7%		0%
Built 2000 to 2009		0%	13	9%
Built 2005 to 2010	3	2%		0%
Built 2010 to 2013		0%	2	1%
Built 2014 to 2019		0%	9	6%
Bellevue	**55,689**	**29%**	**62,407**	**28%**
Built 1939 or earlier	636	1%	761	1%
Built 1940 to 1949	648	1%	612	1%
Built 1950 to 1959	7,034	13%	7,151	11%
Built 1960 to 1969	10,614	19%	11,574	19%
Built 1970 to 1979	12,508	22%	12,699	20%
Built 1980 to 1989	10,330	19%	9,294	15%
Built 1990 to 1999	8,108	15%	8,371	13%
Built 2000 to 2004	4,389	8%		0%
Built 2000 to 2009		0%	7,185	12%
Built 2005 to 2010	1,422	3%		0%
Built 2010 to 2013		0%	2,692	4%
Built 2014 to 2019		0%	2,068	3%
Bothell	**14,154**	**7%**	**18,208**	**8%**
Built 1939 or earlier	312	2%	258	1%
Built 1940 to 1949	253	2%	235	1%
Built 1950 to 1959	511	4%	464	3%
Built 1960 to 1969	1,799	13%	2,001	11%
Built 1970 to 1979	2,938	21%	2,805	15%
Built 1980 to 1989	3,103	22%	3,705	20%
Built 1990 to 1999	3,059	22%	3,391	19%
Built 2000 to 2004	1,494	11%		0%
Built 2000 to 2009		0%	3,076	17%
Built 2005 to 2010	685	5%		0%
Built 2010 to 2013		0%	959	5%
Built 2014 to 2019		0%	1,314	7%
Clyde Hill	**962**	**0%**	**1,247**	**1%**
Built 1939 or earlier	38	4%	6	0%
Built 1940 to 1949	23	2%	40	3%
Built 1950 to 1959	155	16%	193	15%
Built 1960 to 1969	258	27%	331	27%

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct of Total	Units	Pct of Total
Built 1970 to 1979	218	23%	235	19%
Built 1980 to 1989	113	12%	125	10%
Built 1990 to 1999	47	5%	65	5%
Built 2000 to 2004	67	7%		0%
Built 2000 to 2009		0%	158	13%
Built 2005 to 2010	43	4%		0%
Built 2010 to 2013		0%	37	3%
Built 2014 to 2019		0%	57	5%
Hunts Point	**203**	**0%**	**187**	**0%**
Built 1939 or earlier	24	12%	18	10%
Built 1940 to 1949	6	3%	8	4%
Built 1950 to 1959	49	24%	28	15%
Built 1960 to 1969	29	14%	31	17%
Built 1970 to 1979	33	16%	34	18%
Built 1980 to 1989	38	19%	31	17%
Built 1990 to 1999	15	7%	17	9%
Built 2000 to 2004	7	3%		0%
Built 2000 to 2009		0%	20	11%
Built 2005 to 2010	2	1%		0%
Built 2010 to 2013		0%	0	0%
Built 2014 to 2019		0%	0	0%
Issaquah	**12,858**	**7%**	**16,159**	**7%**
Built 1939 or earlier	362	3%	298	2%
Built 1940 to 1949	76	1%	143	1%
Built 1950 to 1959	213	2%	287	2%
Built 1960 to 1969	972	8%	1,009	6%
Built 1970 to 1979	1,347	10%	1,255	8%
Built 1980 to 1989	2,264	18%	2,290	14%
Built 1990 to 1999	2,823	22%	2,421	15%
Built 2000 to 2004	3,176	25%		0%
Built 2000 to 2009		0%	5,609	35%
Built 2005 to 2010	1,625	13%		0%
Built 2010 to 2013		0%	1,483	9%
Built 2014 to 2019		0%	1,364	8%
Kenmore	**8,269**	**4%**	**9,151**	**4%**
Built 1939 or earlier	227	3%	375	4%
Built 1940 to 1949	244	3%	93	1%
Built 1950 to 1959	894	11%	987	11%
Built 1960 to 1969	1,430	17%	1,261	14%
Built 1970 to 1979	1,922	23%	1,549	17%
Built 1980 to 1989	1,422	17%	1,637	18%
Built 1990 to 1999	1,021	12%	1,399	15%
Built 2000 to 2004	897	11%		0%
Built 2000 to 2009		0%	1,107	12%
Built 2005 to 2010	212	3%		0%
Built 2010 to 2013		0%	267	3%
Built 2014 to 2019		0%	476	5%
Kirkland	**38,627**	**20%**	**38,527**	**18%**
Built 1939 or earlier	1,148	3%	1,165	3%
Built 1940 to 1949	639	2%	661	2%
Built 1950 to 1959	1,544	4%	1,442	4%

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct of Total	Units	Pct of Total
Built 1960 to 1969	6,166	16%	5,577	14%
Built 1970 to 1979	10,082	26%	9,106	24%
Built 1980 to 1989	9,196	24%	7,716	20%
Built 1990 to 1999	6,322	16%	6,148	16%
Built 2000 to 2004	2,392	6%		0%
Built 2000 to 2009		0%	4,225	11%
Built 2005 to 2010	1,138	3%		0%
Built 2010 to 2013		0%	945	2%
Built 2014 to 2019		0%	1,542	4%
Medina	**1,118**	**1%**	**1,273**	**1%**
Built 1939 or earlier	123	11%	92	7%
Built 1940 to 1949	75	7%	57	4%
Built 1950 to 1959	253	23%	280	22%
Built 1960 to 1969	271	24%	200	16%
Built 1970 to 1979	109	10%	145	11%
Built 1980 to 1989	72	6%	98	8%
Built 1990 to 1999	127	11%	152	12%
Built 2000 to 2004	41	4%		0%
Built 2000 to 2009		0%	200	16%
Built 2005 to 2010	47	4%		0%
Built 2010 to 2013		0%	11	1%
Built 2014 to 2019		0%	38	3%
Mercer Island	**9,675**	**5%**	**11,001**	**5%**
Built 1939 or earlier	335	3%	325	3%
Built 1940 to 1949	782	8%	568	5%
Built 1950 to 1959	1,679	17%	1,746	16%
Built 1960 to 1969	2,087	22%	2,198	20%
Built 1970 to 1979	1,789	18%	2,281	21%
Built 1980 to 1989	961	10%	939	9%
Built 1990 to 1999	872	9%	910	8%
Built 2000 to 2004	660	7%		0%
Built 2000 to 2009		0%	1,461	13%
Built 2005 to 2010	510	5%		0%
Built 2010 to 2013		0%	253	2%
Built 2014 to 2019		0%	320	3%
Newcastle	**4,064**	**2%**	**4,710**	**2%**
Built 1939 or earlier	11	0%	36	1%
Built 1940 to 1949	20	0%	38	1%
Built 1950 to 1959	76	2%	138	3%
Built 1960 to 1969	312	8%	429	9%
Built 1970 to 1979	420	10%	348	7%
Built 1980 to 1989	823	20%	1,012	21%
Built 1990 to 1999	1,322	33%	1,075	23%
Built 2000 to 2004	652	16%		0%
Built 2000 to 2009		0%	1,167	25%
Built 2005 to 2010	428	11%		0%
Built 2010 to 2013		0%	206	4%
Built 2014 to 2019		0%	261	6%
Redmond	**24,199**	**12%**	**28,044**	**13%**
Built 1939 or earlier	198	1%	108	0%
Built 1940 to 1949	82	0%	139	0%

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct of Total	Units	Pct of Total
Built 1950 to 1959	325	1%	588	2%
Built 1960 to 1969	2,461	10%	3,041	11%
Built 1970 to 1979	5,577	23%	6,064	22%
Built 1980 to 1989	6,062	25%	4,496	16%
Built 1990 to 1999	5,846	24%	5,248	19%
Built 2000 to 2004	2,497	10%		0%
Built 2000 to 2009		0%	4,941	18%
Built 2005 to 2010	1,151	5%		0%
Built 2010 to 2013		0%	1,463	5%
Built 2014 to 2019		0%	1,956	7%
Sammamish	**18,845**	**10%**	**22,225**	**10%**
Built 1939 or earlier	220	1%	196	1%
Built 1940 to 1949	160	1%	106	0%
Built 1950 to 1959	143	1%	89	0%
Built 1960 to 1969	437	2%	541	2%
Built 1970 to 1979	1,927	10%	2,138	10%
Built 1980 to 1989	5,704	30%	6,170	28%
Built 1990 to 1999	5,989	32%	6,283	28%
Built 2000 to 2004	3,371	18%		0%
Built 2000 to 2009		0%	4,710	21%
Built 2005 to 2010	894	5%		0%
Built 2010 to 2013		0%	1,103	5%
Built 2014 to 2019		0%	889	4%
Woodinville	**4,580**	**2%**	**5,403**	**2%**
Built 1939 or earlier	92	2%	67	1%
Built 1940 to 1949	15	0%	11	0%
Built 1950 to 1959	28	1%	45	1%
Built 1960 to 1969	150	3%	234	4%
Built 1970 to 1979	776	17%	875	16%
Built 1980 to 1989	1,628	36%	1,623	30%
Built 1990 to 1999	1,230	27%	816	15%
Built 2000 to 2004	371	8%		0%
Built 2000 to 2009		0%	1,282	24%
Built 2005 to 2010	290	6%		0%
Built 2010 to 2013		0%	132	2%
Built 2014 to 2019		0%	318	6%
Yarrow Point	**390**	**0%**	**463**	**0%**
Built 1939 or earlier	50	13%	34	7%
Built 1940 to 1949	27	7%	9	2%
Built 1950 to 1959	77	20%	59	13%
Built 1960 to 1969	61	16%	114	25%
Built 1970 to 1979	69	18%	40	9%
Built 1980 to 1989	41	11%	37	8%
Built 1990 to 1999	21	5%	42	9%
Built 2000 to 2004	30	8%		0%
Built 2000 to 2009		0%	96	21%
Built 2005 to 2010	14	4%		0%
Built 2010 to 2013		0%	9	2%
Built 2014 to 2019		0%	23	5%

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct of Total	Units	Pct of Total
Other	**324,538**	**7%**	**377,532**	**8%**
Seattle	**302,465**	**93%**	**354,475**	**94%**
Built 1939 or earlier	91,175	30%	89,326	25%
Built 1940 to 1949	31,897	11%	29,334	8%
Built 1950 to 1959	36,341	12%	34,723	10%
Built 1960 to 1969	28,722	9%	30,903	9%
Built 1970 to 1979	29,926	10%	29,134	8%
Built 1980 to 1989	25,929	9%	27,839	8%
Built 1990 to 1999	26,491	9%	29,525	8%
Built 2000 to 2004	20,454	7%		0%
Built 2000 to 2009		0%	46,861	13%
Built 2005 to 2010	11,530	4%		0%
Built 2010 to 2013		0%	15,418	4%
Built 2014 to 2019		0%	21,412	6%
Shoreline	**22,073**	**7%**	**23,057**	**6%**
Built 1939 or earlier	1,288	6%	1,169	5%
Built 1940 to 1949	2,327	11%	2,337	10%
Built 1950 to 1959	6,055	27%	5,435	24%
Built 1960 to 1969	4,231	19%	3,771	16%
Built 1970 to 1979	2,924	13%	3,650	16%
Built 1980 to 1989	2,620	12%	2,553	11%
Built 1990 to 1999	1,332	6%	1,704	7%
Built 2000 to 2004	755	3%		0%
Built 2000 to 2009		0%	1,665	7%
Built 2005 to 2010	541	2%		0%
Built 2010 to 2013		0%	454	2%
Built 2014 to 2019		0%	319	1%
Places split by county	**14,154**	**0%**	**18,208**	**0%**
Bothell (King Co part)	**7,556**	**53%**	**11,739**	**64%**
Built 1939 or earlier	224	3%	198	2%
Built 1940 to 1949	122	2%	164	1%
Built 1950 to 1959	289	4%	296	3%
Built 1960 to 1969	1,102	15%	1,227	10%
Built 1970 to 1979	1,459	19%	1,741	15%
Built 1980 to 1989	1,786	24%	2,690	23%
Built 1990 to 1999	1,637	22%	2,028	17%
Built 2000 to 2004	624	8%		0%
Built 2000 to 2009		0%	1,790	15%
Built 2005 to 2010	313	4%		0%
Built 2010 to 2013		0%	624	5%
Built 2014 to 2019		0%	981	8%
Bothell (Snohomish Co part)	**6,598**	**47%**	**6,469**	**36%**
Built 1939 or earlier	88	1%	60	1%
Built 1940 to 1949	131	2%	71	1%
Built 1950 to 1959	222	3%	168	3%
Built 1960 to 1969	697	11%	774	12%
Built 1970 to 1979	1,479	22%	1,064	16%
Built 1980 to 1989	1,317	20%	1,015	16%
Built 1990 to 1999	1,422	22%	1,363	21%
Built 2000 to 2004	870	13%		0%
Built 2000 to 2009		0%	1,286	20%

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct of Total	Units	Pct of Total
Built 2005 to 2010	372	6%		0%
Built 2010 to 2013		0%	335	5%
Built 2014 to 2019		0%	333	5%
Seattle-Bellevue HMFA counties	**1,116,725**	**25%**	**1,245,598**	**25%**
King County	**835,564**	**75%**	**935,471**	**75%**
Built 1939 or earlier	112,153	13%	108,921	12%
Built 1940 to 1949	51,315	6%	48,350	5%
Built 1950 to 1959	82,563	10%	79,098	8%
Built 1960 to 1969	107,499	13%	110,993	12%
Built 1970 to 1979	130,956	16%	128,849	14%
Built 1980 to 1989	132,272	16%	131,493	14%
Built 1990 to 1999	117,175	14%	123,124	13%
Built 2000 to 2004	67,601	8%		0%
Built 2000 to 2009		0%	128,889	14%
Built 2005 to 2010	34,030	4%		0%
Built 2010 to 2013		0%	34,475	4%
Built 2014 to 2019		0%	41,279	4%
Snohomish County	**281,161**	**25%**	**310,127**	**25%**
Built 1939 or earlier	16,667	6%	16,657	5%
Built 1940 to 1949	8,063	3%	7,062	2%
Built 1950 to 1959	17,521	6%	16,219	5%
Built 1960 to 1969	31,029	11%	31,440	10%
Built 1970 to 1979	46,984	17%	44,202	14%
Built 1980 to 1989	50,196	18%	50,050	16%
Built 1990 to 1999	61,418	22%	63,240	20%
Built 2000 to 2004	33,860	12%		0%
Built 2000 to 2009		0%	56,482	18%
Built 2005 to 2010	15,423	5%		0%
Built 2010 to 2013		0%	12,905	4%
Built 2014 to 2019		0%	11,870	4%
Sphere	**25,209**	**1%**	**29,374**	**1%**
Ames Lake CDP	**589**	**2%**	**620**	**2%**
Built 1939 or earlier	13	2%	0	0%
Built 1940 to 1949	11	2%	9	1%
Built 1950 to 1959	18	3%	22	4%
Built 1960 to 1969	110	19%	41	7%
Built 1970 to 1979	92	16%	102	16%
Built 1980 to 1989	90	15%	121	20%
Built 1990 to 1999	223	38%	290	47%
Built 2000 to 2004	24	4%		0%
Built 2000 to 2009		0%	35	6%
Built 2005 to 2010	8	1%		0%
Built 2010 to 2013		0%	0	0%
Built 2014 to 2019		0%	0	0%
Carnation	**723**	**3%**	**723**	**2%**
Built 1939 or earlier	146	20%	89	12%
Built 1940 to 1949	6	1%	25	3%
Built 1950 to 1959	12	2%	25	3%
Built 1960 to 1969	70	10%	76	11%
Built 1970 to 1979	91	13%	95	13%
Built 1980 to 1989	174	24%	74	10%

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct of Total	Units	Pct of Total
Built 1990 to 1999	217	30%	237	33%
Built 2000 to 2004	7	1%		0%
Built 2000 to 2009		0%	19	3%
Built 2005 to 2010	0	0%		0%
Built 2010 to 2013		0%	8	1%
Built 2014 to 2019		0%	75	10%
Cottage Lake CDP	**7,819**	**31%**	**8,123**	**28%**
Built 1939 or earlier	135	2%	181	2%
Built 1940 to 1949	138	2%	53	1%
Built 1950 to 1959	216	3%	244	3%
Built 1960 to 1969	780	10%	470	6%
Built 1970 to 1979	1,716	22%	1,986	24%
Built 1980 to 1989	3,037	39%	3,138	39%
Built 1990 to 1999	1,320	17%	1,552	19%
Built 2000 to 2004	385	5%		0%
Built 2000 to 2009		0%	434	5%
Built 2005 to 2010	92	1%		0%
Built 2010 to 2013		0%	20	0%
Built 2014 to 2019		0%	45	1%
Duvall	**2,116**	**8%**	**2,700**	**9%**
Built 1939 or earlier	53	3%	41	2%
Built 1940 to 1949	44	2%	62	2%
Built 1950 to 1959	67	3%	33	1%
Built 1960 to 1969	30	1%	0	0%
Built 1970 to 1979	106	5%	98	4%
Built 1980 to 1989	560	26%	667	25%
Built 1990 to 1999	725	34%	864	32%
Built 2000 to 2004	434	21%		0%
Built 2000 to 2009		0%	663	25%
Built 2005 to 2010	97	5%		0%
Built 2010 to 2013		0%	239	9%
Built 2014 to 2019		0%	33	1%
Fall City CDP	**772**	**3%**	**857**	**3%**
Built 1939 or earlier	152	20%	155	18%
Built 1940 to 1949	13	2%	8	1%
Built 1950 to 1959	13	2%	125	15%
Built 1960 to 1969	183	24%	138	16%
Built 1970 to 1979	51	7%	126	15%
Built 1980 to 1989	150	19%	108	13%
Built 1990 to 1999	187	24%	38	4%
Built 2000 to 2004	12	2%		0%
Built 2000 to 2009		0%	127	15%
Built 2005 to 2010	11	1%		0%
Built 2010 to 2013		0%	0	0%
Built 2014 to 2019		0%	32	4%
Lake Marcel-Stillwater CDP	**506**	**2%**	**586**	**2%**
Built 1939 or earlier	16	3%	17	3%
Built 1940 to 1949	0	0%	11	2%
Built 1950 to 1959	12	2%	0	0%
Built 1960 to 1969	40	8%	16	3%
Built 1970 to 1979	97	19%	165	28%

	2006 - 2010 average		2015 - 2019 average	
	Units	Pct of Total	Units	Pct of Total
Built 1980 to 1989	163	32%	194	33%
Built 1990 to 1999	119	24%	100	17%
Built 2000 to 2004	42	8%		0%
Built 2000 to 2009		0%	69	12%
Built 2005 to 2010	17	3%		0%
Built 2010 to 2013		0%	14	2%
Built 2014 to 2019		0%	0	0%
North Bend	**2,334**	**9%**	**2,777**	**9%**
Built 1939 or earlier	162	7%	173	6%
Built 1940 to 1949	50	2%	99	4%
Built 1950 to 1959	89	4%	70	3%
Built 1960 to 1969	193	8%	203	7%
Built 1970 to 1979	319	14%	408	15%
Built 1980 to 1989	513	22%	330	12%
Built 1990 to 1999	993	43%	1,067	38%
Built 2000 to 2004	15	1%		0%
Built 2000 to 2009		0%	157	6%
Built 2005 to 2010	0	0%		0%
Built 2010 to 2013		0%	159	6%
Built 2014 to 2019		0%	111	4%
Snoqualmie	**3,302**	**13%**	**4,521**	**15%**
Built 1939 or earlier	226	7%	323	7%
Built 1940 to 1949	136	4%	48	1%
Built 1950 to 1959	46	1%	69	2%
Built 1960 to 1969	23	1%	53	1%
Built 1970 to 1979	97	3%	58	1%
Built 1980 to 1989	69	2%	69	2%
Built 1990 to 1999	411	12%	527	12%
Built 2000 to 2004	1,602	49%		0%
Built 2000 to 2009		0%	2,694	60%
Built 2005 to 2010	692	21%		0%
Built 2010 to 2013		0%	392	9%
Built 2014 to 2019		0%	288	6%
Union Hill-Novelty Hill CDP	**7,048**	**28%**	**8,467**	**29%**
Built 1939 or earlier	91	1%	69	1%
Built 1940 to 1949	13	0%	39	0%
Built 1950 to 1959	68	1%	84	1%
Built 1960 to 1969	254	4%	270	3%
Built 1970 to 1979	602	9%	652	8%
Built 1980 to 1989	1,122	16%	1,252	15%
Built 1990 to 1999	1,586	23%	1,563	18%
Built 2000 to 2004	2,325	33%		0%
Built 2000 to 2009		0%	3,642	43%
Built 2005 to 2010	987	14%		0%
Built 2010 to 2013		0%	775	9%
Built 2014 to 2019		0%	121	1%

Source(s):

U.S. Bureau of the Census. 2011. “2006-2010 American Community Survey 5-year Estimates.”

U.S. Bureau of the Census. 2020. “2015-2019 American Community Survey 5-year Estimates.”

Exhibit A25: Tenure and Bedrooms

Meets one of the requirements of Countywide Planning Policy H-4(b).

	2006 - 2010 average	2015 - 2019 average
EKC cities		
Owner occupied:	65%	63%
1 bedroom	3%	3%
2 bedrooms	16%	15%
3 bedrooms	37%	34%
4 bedrooms	33%	36%
5 or more bedrooms	10%	12%
No bedroom	0%	0%
Renter occupied:	35%	37%
1 bedroom	30%	29%
2 bedrooms	43%	39%
3 bedrooms	17%	15%
4 bedrooms	5%	7%
5 or more bedrooms	2%	2%
No bedroom	4%	9%
Beaux Arts Village		
Owner occupied:	88%	90%
1 bedroom	2%	2%
2 bedrooms	7%	3%
3 bedrooms	43%	29%
4 bedrooms	37%	45%
5 or more bedrooms	11%	21%
No bedroom	0%	0%
Renter occupied:	12%	10%
1 bedroom	0%	15%
2 bedrooms	0%	15%
3 bedrooms	73%	69%
4 bedrooms	27%	0%
5 or more bedrooms	0%	0%
No bedroom	0%	0%
Bellevue		
Owner occupied:	59%	54%
1 bedroom	3%	3%
2 bedrooms	16%	16%
3 bedrooms	35%	31%
4 bedrooms	34%	36%
5 or more bedrooms	13%	14%
No bedroom	0%	0%
Renter occupied:	41%	46%
1 bedroom	32%	30%
2 bedrooms	42%	38%
3 bedrooms	14%	11%
4 bedrooms	5%	7%
5 or more bedrooms	2%	2%
No bedroom	5%	12%

	2006 - 2010 average	2015 - 2019 average
Bothell		
Owner occupied:	65%	66%
1 bedroom	2%	3%
2 bedrooms	20%	15%
3 bedrooms	44%	41%
4 bedrooms	29%	29%
5 or more bedrooms	5%	12%
No bedroom	0%	0%
Renter occupied:	35%	34%
1 bedroom	31%	33%
2 bedrooms	42%	39%
3 bedrooms	17%	16%
4 bedrooms	5%	4%
5 or more bedrooms	1%	2%
No bedroom	4%	5%
Clyde Hill		
Owner occupied:	91%	89%
1 bedroom	1%	1%
2 bedrooms	7%	2%
3 bedrooms	23%	23%
4 bedrooms	45%	50%
5 or more bedrooms	24%	24%
No bedroom	0%	0%
Renter occupied:	9%	11%
1 bedroom	9%	5%
2 bedrooms	0%	5%
3 bedrooms	24%	32%
4 bedrooms	21%	39%
5 or more bedrooms	46%	20%
No bedroom	0%	0%
Hunts Point		
Owner occupied:	90%	90%
1 bedroom	0%	1%
2 bedrooms	3%	7%
3 bedrooms	44%	29%
4 bedrooms	25%	35%
5 or more bedrooms	28%	26%
No bedroom	0%	1%
Renter occupied:	10%	10%
1 bedroom	41%	13%
2 bedrooms	12%	0%
3 bedrooms	35%	44%
4 bedrooms	12%	44%
5 or more bedrooms	0%	0%
No bedroom	0%	0%
Issaquah		
Owner occupied:	64%	64%
1 bedroom	4%	5%
2 bedrooms	29%	27%
3 bedrooms	33%	31%

	2006 - 2010 average	2015 - 2019 average
4 bedrooms	27%	28%
5 or more bedrooms	7%	8%
No bedroom	0%	0%
Renter occupied:	36%	39%
1 bedroom	30%	19%
2 bedrooms	49%	47%
3 bedrooms	15%	23%
4 bedrooms	3%	8%
5 or more bedrooms	1%	1%
No bedroom	2%	3%
Kenmore		
Owner occupied:	73%	73%
1 bedroom	3%	2%
2 bedrooms	15%	15%
3 bedrooms	40%	40%
4 bedrooms	31%	34%
5 or more bedrooms	13%	10%
No bedroom	0%	0%
Renter occupied:	27%	27%
1 bedroom	32%	24%
2 bedrooms	44%	43%
3 bedrooms	15%	14%
4 bedrooms	5%	8%
5 or more bedrooms	3%	4%
No bedroom	1%	7%
Kirkland		
Owner occupied:	66%	63%
1 bedroom	4%	4%
2 bedrooms	22%	18%
3 bedrooms	41%	37%
4 bedrooms	26%	32%
5 or more bedrooms	8%	9%
No bedroom	0%	1%
Renter occupied:	34%	37%
1 bedroom	28%	27%
2 bedrooms	44%	41%
3 bedrooms	17%	17%
4 bedrooms	5%	5%
5 or more bedrooms	1%	3%
No bedroom	4%	7%
Medina		
Owner occupied:	86%	86%
1 bedroom	0%	0%
2 bedrooms	5%	5%
3 bedrooms	30%	27%
4 bedrooms	39%	45%
5 or more bedrooms	26%	23%
No bedroom	0%	0%
Renter occupied:	14%	14%
1 bedroom	3%	18%

	2006 - 2010 average	2015 - 2019 average
2 bedrooms	4%	9%
3 bedrooms	51%	40%
4 bedrooms	14%	18%
5 or more bedrooms	28%	9%
No bedroom	0%	6%
Mercer Island		
Owner occupied:	77%	69%
1 bedroom	1%	0%
2 bedrooms	9%	11%
3 bedrooms	34%	27%
4 bedrooms	40%	41%
5 or more bedrooms	16%	20%
No bedroom	0%	%
Renter occupied:	23%	31%
1 bedroom	33%	31%
2 bedrooms	33%	33%
3 bedrooms	14%	10%
4 bedrooms	7%	13%
5 or more bedrooms	4%	3%
No bedroom	9%	10%
Newcastle		
Owner occupied:	74%	76%
1 bedroom	4%	2%
2 bedrooms	12%	8%
3 bedrooms	33%	29%
4 bedrooms	38%	44%
5 or more bedrooms	13%	17%
No bedroom	0%	0%
Renter occupied:	26%	24%
1 bedroom	24%	36%
2 bedrooms	48%	38%
3 bedrooms	13%	13%
4 bedrooms	9%	4%
5 or more bedrooms	0%	2%
No bedroom	6%	8%
Redmond		
Owner occupied:	53%	50%
1 bedroom	5%	4%
2 bedrooms	21%	18%
3 bedrooms	37%	33%
4 bedrooms	31%	35%
5 or more bedrooms	6%	1%
No bedroom	0%	0%
Renter occupied:	47%	50%
1 bedroom	29%	31%
2 bedrooms	47%	39%
3 bedrooms	17%	15%
4 bedrooms	3%	4%
5 or more bedrooms	0%	1%
No bedroom	4%	11%

	2006 - 2010 average	2015 - 2019 average
Sammamish		
Owner occupied:	86%	86%
1 bedroom	1%	1%
2 bedrooms	6%	6%
3 bedrooms	37%	31%
4 bedrooms	46%	48%
5 or more bedrooms	9%	14%
No bedroom	0%	0%
Renter occupied:	14%	14%
1 bedroom	15%	12%
2 bedrooms	27%	26%
3 bedrooms	48%	34%
4 bedrooms	7%	22%
5 or more bedrooms	2%	4%
No bedroom	2%	2%
Woodinville		
Owner occupied:	64%	59%
1 bedroom	2%	3%
2 bedrooms	12%	11%
3 bedrooms	50%	37%
4 bedrooms	30%	35%
5 or more bedrooms	6%	12%
No bedroom	0%	2%
Renter occupied:	36%	41%
1 bedroom	45%	37%
2 bedrooms	35%	38%
3 bedrooms	9%	7%
4 bedrooms	4%	9%
5 or more bedrooms	0%	0%
No bedroom	6%	8%
Yarrow Point		
Owner occupied:	94%	94%
1 bedroom	0%	1%
2 bedrooms	3%	3%
3 bedrooms	41%	16%
4 bedrooms	42%	51%
5 or more bedrooms	14%	30%
No bedroom	0%	0%
Renter occupied:	6%	6%
1 bedroom	15%	7%
2 bedrooms	45%	0%
3 bedrooms	40%	7%
4 bedrooms	0%	63%
5 or more bedrooms	0%	22%
No bedroom	0%	0%
Other		
Seattle		
Owner occupied:	49%	46%
1 bedroom	8%	8%
2 bedrooms	27%	24%

	2006 - 2010 average	2015 - 2019 average
3 bedrooms	36%	36%
4 bedrooms	21%	22%
5 or more bedrooms	7%	7%
No bedroom	1%	2%
Renter occupied:	51%	54%
1 bedroom	43%	38%
2 bedrooms	30%	28%
3 bedrooms	9%	9%
4 bedrooms	3%	3%
5 or more bedrooms	2%	1%
No bedroom	13%	20%
Shoreline		
Owner occupied:	68%	64%
1 bedroom	2%	3%
2 bedrooms	19%	15%
3 bedrooms	43%	40%
4 bedrooms	26%	33%
5 or more bedrooms	10%	8%
No bedroom	0%	0%
Renter occupied:	32%	36%
1 bedroom	33%	24%
2 bedrooms	38%	42%
3 bedrooms	16%	15%
4 bedrooms	4%	8%
5 or more bedrooms	2%	2%
No bedroom	6%	10%
Places split by county		
Bothell (King Co part)	**53%**	**%**
Owner occupied:	57%	64%
1 bedroom	1%	3%
2 bedrooms	25%	16%
3 bedrooms	39%	42%
4 bedrooms	28%	29%
5 or more bedrooms	6%	10%
No bedroom	0%	0%
Renter occupied:	43%	36%
1 bedroom	32%	37%
2 bedrooms	42%	43%
3 bedrooms	16%	10%
4 bedrooms	4%	3%
5 or more bedrooms	0%	1%
No bedroom	5%	6%
Bothell (Snohomish Co part)		
Owner occupied:	73%	70%
1 bedroom	3%	3%
2 bedrooms	15%	13%
3 bedrooms	48%	40%
4 bedrooms	30%	30%
5 or more bedrooms	4%	14%
No bedroom	0%	0%

	2006 - 2010 average	2015 - 2019 average
Renter occupied:	27%	30%
1 bedroom	29%	25%
2 bedrooms	41%	31%
3 bedrooms	19%	30%
4 bedrooms	8%	70%
5 or more bedrooms	2%	4%
No bedroom	1%	3%
Sphere		
Ames Lake CDP		
Owner occupied:	91%	93%
1 bedroom	5%	4%
2 bedrooms	7%	10%
3 bedrooms	55%	39%
4 bedrooms	28%	42%
5 or more bedrooms	5%	6%
No bedroom	0%	0%
Renter occupied:	9%	7%
1 bedroom	0%	0%
2 bedrooms	100%	20%
3 bedrooms	0%	80%
4 bedrooms	0%	0%
5 or more bedrooms	0%	0%
No bedroom	0%	0%
Carnation		
Owner occupied:	74%	80%
1 bedroom	0%	0%
2 bedrooms	11%	15%
3 bedrooms	52%	39%
4 bedrooms	34%	34%
5 or more bedrooms	4%	12%
No bedroom	0%	0%
Renter occupied:	26%	20%
1 bedroom	5%	9%
2 bedrooms	63%	61%
3 bedrooms	22%	19%
4 bedrooms	9%	6%
5 or more bedrooms	0%	0%
No bedroom	0%	4%
Cottage Lake CDP		
Owner occupied:	92%	92%
1 bedroom	0%	1%
2 bedrooms	5%	4%
3 bedrooms	38%	36%
4 bedrooms	48%	49%
5 or more bedrooms	8%	11%
No bedroom	0%	0%
Renter occupied:	8%	8%
1 bedroom	12%	0%
2 bedrooms	27%	21%
3 bedrooms	38%	30%

	2006 - 2010 average	2015 - 2019 average
4 bedrooms	16%	33%
5 or more bedrooms	0%	8%
No bedroom	6%	8%
Duvall		
Owner occupied:	90%	93%
1 bedroom	0%	1%
2 bedrooms	3%	5%
3 bedrooms	52%	52%
4 bedrooms	41%	33%
5 or more bedrooms	3%	9%
No bedroom	0%	0%
Renter occupied:	10%	7%
1 bedroom	0%	12%
2 bedrooms	56%	26%
3 bedrooms	32%	62%
4 bedrooms	8%	0%
5 or more bedrooms	0%	0%
No bedroom	4%	0%
Fall City CDP		
Owner occupied:	72%	73%
1 bedroom	7%	3%
2 bedrooms	20%	18%
3 bedrooms	48%	49%
4 bedrooms	20%	20%
5 or more bedrooms	4%	9%
No bedroom	0%	0%
Renter occupied:	28%	27%
1 bedroom	0%	17%
2 bedrooms	37%	33%
3 bedrooms	57%	33%
4 bedrooms	6%	17%
5 or more bedrooms	0%	0%
No bedroom	0%	0%
Lake Marcel-Stillwater CDP		
Owner occupied:	100%	89%
1 bedroom	4%	0%
2 bedrooms	11%	6%
3 bedrooms	61%	75%
4 bedrooms	16%	19%
5 or more bedrooms	8%	0%
No bedroom	0%	0%
Renter occupied:	0%	11%
1 bedroom		0%
2 bedrooms		0%
3 bedrooms		100%
4 bedrooms		0%
5 or more bedrooms		0%
No bedroom		0%
North Bend		
Owner occupied:	61%	71%

	2006 - 2010 average	2015 - 2019 average
1 bedroom	0%	3%
2 bedrooms	18%	17%
3 bedrooms	42%	35%
4 bedrooms	37%	39%
5 or more bedrooms	3%	6%
No bedroom	0%	0%
Renter occupied:	39%	29%
1 bedroom	33%	35%
2 bedrooms	47%	56%
3 bedrooms	12%	0%
4 bedrooms	2%	5%
5 or more bedrooms	0%	6%
No bedroom	6%	2%
Snoqualmie		
Owner occupied:	83%	85%
1 bedroom	0%	1%
2 bedrooms	7%	6%
3 bedrooms	43%	40%
4 bedrooms	37%	43%
5 or more bedrooms	13%	10%
No bedroom	0%	0%
Renter occupied:	17%	15%
1 bedroom	12%	10%
2 bedrooms	31%	35%
3 bedrooms	46%	41%
4 bedrooms	2%	7%
5 or more bedrooms	8%	3%
No bedroom	0%	5%
Union Hill-Novelty Hill CDP		
Owner occupied:	88%	86%
1 bedroom	1%	1%
2 bedrooms	20%	23%
3 bedrooms	35%	31%
4 bedrooms	36%	36%
5 or more bedrooms	8%	10%
No bedroom	0%	0%
Renter occupied:	12%	14%
1 bedroom	24%	24%
2 bedrooms	33%	30%
3 bedrooms	33%	35%
4 bedrooms	9%	10%
5 or more bedrooms	1%	1%
No bedroom	0%	1%

Source(s):

U.S. Bureau of the Census. 2011. “2006-2010 American Community Survey 5-year Estimates.”

U.S. Bureau of the Census. 2020. “201-2019 American Community Survey 5-year Estimates.”

Exhibit A26: Kitchen Facilities

Meets one of the requirements of Countywide Planning Policy H-4(b).

	2006 - 2010 average	2015 - 2019 average
EKC cities		
Complete kitchen facilities	99%	99%
Lacking complete kitchen facilities	1%	1%
Beaux Arts Village		
Complete kitchen facilities	100%	97%
Lacking complete kitchen facilities	0%	3%
Bellevue		
Complete kitchen facilities	99%	98%
Lacking complete kitchen facilities	1%	2%
Bothell		
Complete kitchen facilities	99%	99%
Lacking complete kitchen facilities	1%	1%
Clyde Hill		
Complete kitchen facilities	99%	98%
Lacking complete kitchen facilities	1%	2%
Hunts Point		
Complete kitchen facilities	96%	99%
Lacking complete kitchen facilities	4%	1%
Issaquah		
Complete kitchen facilities	100%	99%
Lacking complete kitchen facilities	0%	1%
Kenmore		
Complete kitchen facilities	99%	99%
Lacking complete kitchen facilities	1%	1%
Kirkland		
Complete kitchen facilities	99%	99%
Lacking complete kitchen facilities	1%	1%
Medina		
Complete kitchen facilities	100%	99%
Lacking complete kitchen facilities	0%	1%
Mercer Island		
Complete kitchen facilities	99%	98%
Lacking complete kitchen facilities	1%	2%
Newcastle		
Complete kitchen facilities	98%	98%
Lacking complete kitchen facilities	2%	2%
Redmond		
Complete kitchen facilities	99%	99%
Lacking complete kitchen facilities	1%	1%
Sammamish		
Complete kitchen facilities	100%	100%
Lacking complete kitchen facilities	0%	0%
Woodinville		
Complete kitchen facilities	98%	99%
Lacking complete kitchen facilities	2%	1%

	2006 - 2010 average	2015 - 2019 average
Yarrow Point		
Complete kitchen facilities	95%	98%
Lacking complete kitchen facilities	5%	2%
Other		
Seattle		
Complete kitchen facilities	98%	98%
Lacking complete kitchen facilities	2%	2%
Shoreline		
Complete kitchen facilities	99%	99%
Lacking complete kitchen facilities	1%	1%
Places split by county		
Bothell (King Co part)		
Complete kitchen facilities	98%	99%
Lacking complete kitchen facilities	2%	1%
Bothell (Snohomish Co part)		
Complete kitchen facilities	100%	99%
Lacking complete kitchen facilities	0%	1%
Sphere		
Ames Lake CDP		
Complete kitchen facilities	94%	98%
Lacking complete kitchen facilities	6%	2%
Carnation		
Complete kitchen facilities	100%	99%
Lacking complete kitchen facilities	0%	1%
Cottage Lake CDP		
Complete kitchen facilities	99%	100%
Lacking complete kitchen facilities	1%	0%
Duvall		
Complete kitchen facilities	100%	100%
Lacking complete kitchen facilities	0%	0%
Fall City CDP		
Complete kitchen facilities	100%	100%
Lacking complete kitchen facilities	0%	0%
Lake Marcel-Stillwater CDP		
Complete kitchen facilities	100%	100%
Lacking complete kitchen facilities	0%	0%
North Bend		
Complete kitchen facilities	96%	97%
Lacking complete kitchen facilities	4%	3%
Snoqualmie		
Complete kitchen facilities	100%	98%
Lacking complete kitchen facilities	0%	2%
Union Hill-Novelty Hill CDP		
Complete kitchen facilities	99%	99%
Lacking complete kitchen facilities	1%	1%

Source(s):

U.S. Bureau of the Census. 2011. "2006-2010 American Community Survey 5-year Estimates."

U.S. Bureau of the Census. 2020. "2015-2019 American Community Survey 5-year Estimates."

Exhibit A27: Plumbing Facilities

Meets one of the requirements of Countywide Planning Policy H-4(b).

	2006 - 2010 average	2015 - 2019 average
EKC cities		
Complete plumbing facilities	99%	100%
Lacking complete plumbing facilities	1%	0%
Beaux Arts Village	**0%**	**0%**
Complete plumbing facilities	100%	100%
Lacking complete plumbing facilities	0%	0%
Bellevue	**29%**	**28%**
Complete plumbing facilities	100%	99%
Lacking complete plumbing facilities	0%	1%
Bothell	**7%**	**8%**
Complete plumbing facilities	99%	99%
Lacking complete plumbing facilities	1%	1%
Clyde Hill	**0%**	**1%**
Complete plumbing facilities	100%	98%
Lacking complete plumbing facilities	0%	2%
Hunts Point	**0%**	**0%**
Complete plumbing facilities	96%	99%
Lacking complete plumbing facilities	4%	1%
Issaquah	**7%**	**7%**
Complete plumbing facilities	100%	99%
Lacking complete plumbing facilities	0%	1%
Kenmore	**4%**	**4%**
Complete plumbing facilities	99%	99%
Lacking complete plumbing facilities	1%	1%
Kirkland	**20%**	**18%**
Complete plumbing facilities	99%	99%
Lacking complete plumbing facilities	1%	1%
Medina	**1%**	**1%**
Complete plumbing facilities	98%	100%
Lacking complete plumbing facilities	2%	0%
Mercer Island	**5%**	**5%**
Complete plumbing facilities	99%	100%
Lacking complete plumbing facilities	1%	0%
Newcastle	**2%**	**2%**
Complete plumbing facilities	99%	100%
Lacking complete plumbing facilities	1%	0%
Redmond	**12%**	**13%**
Complete plumbing facilities	100%	100%
Lacking complete plumbing facilities	0%	0%
Sammamish	**10%**	**10%**
Complete plumbing facilities	100%	100%
Lacking complete plumbing facilities	0%	0%
Woodinville	**2%**	**2%**
Complete plumbing facilities	100%	99%
Lacking complete plumbing facilities	0%	1%

	2006 - 2010 average	2015 - 2019 average
Yarrow Point	**0%**	**0%**
Complete plumbing facilities	97%	98%
Lacking complete plumbing facilities	3%	2%
Other		
Seattle	**93%**	**94%**
Complete plumbing facilities	99%	99%
Lacking complete plumbing facilities	1%	1%
Shoreline	**7%**	**6%**
Complete plumbing facilities	99%	100%
Lacking complete plumbing facilities	1%	0%
Places split by county	**3%**	**3%**
Bothell (King Co part)	**53%**	**64%**
Complete plumbing facilities	99%	100%
Lacking complete plumbing facilities	1%	0%
Bothell (Snohomish Co part)	**47%**	**36%**
Complete plumbing facilities	99%	98%
Lacking complete plumbing facilities	1%	2%
Sphere		
Ames Lake CDP	**2%**	**2%**
Complete plumbing facilities	100%	100%
Lacking complete plumbing facilities	0%	0%
Carnation	**3%**	**2%**
Complete plumbing facilities	100%	98%
Lacking complete plumbing facilities	0%	2%
Cottage Lake CDP	**31%**	**28%**
Complete plumbing facilities	99%	100%
Lacking complete plumbing facilities	1%	0%
Duvall	**8%**	**9%**
Complete plumbing facilities	100%	100%
Lacking complete plumbing facilities	0%	0%
Fall City CDP	**3%**	**3%**
Complete plumbing facilities	100%	100%
Lacking complete plumbing facilities	0%	0%
Lake Marcel-Stillwater CDP	**2%**	**2%**
Complete plumbing facilities	100%	100%
Lacking complete plumbing facilities	0%	0%
North Bend	**9%**	**9%**
Complete plumbing facilities	100%	98%
Lacking complete plumbing facilities	0%	2%
Snoqualmie	**13%**	**15%**
Complete plumbing facilities	99%	98%
Lacking complete plumbing facilities	1%	2%
Union Hill-Novelty Hill CDP	**28%**	**29%**
Complete plumbing facilities	99%	99%
Lacking complete plumbing facilities	1%	1%

Source(s):

U.S. Bureau of the Census. 2011. “2006-2010 American Community Survey 5-year Estimates.”

U.S. Bureau of the Census. 2020. “2015-2015 American Community Survey 5-year Estimates.”

Exhibit A28: Locations of Income-restricted Housing Units Supported by ARCH Trust Fund

	25 AMI	30 AMI	<=30 AMI Total	35 AMI	40 AMI	45 AMI	50 AMI	31 - 50 AMI Total	60 AMI	80 AMI	51 - 80 AMI Total	Medicaid	Section 8	Grand Total
(Confidential)		**6**	**6**											**6**
Rental		6	6											6
Bellevue	**4**	**254**	**258**	**29**	**35**		**638**	**702**	**356**	**111**	**467**	**10**	**25**	**1,462**
Homeownership							10	10						10
Rental	4	254	258	29	35		628	692	356	111	467	10	25	1,452
Bothell		**5**	**5**				**26**	**26**	**31**		**31**			**62**
Rental		5	5				26	26	31		31			62
Issaquah		**104**	**104**				**171**	**171**	**42**		**42**			**317**
Homeownership							10	10						10
Rental		104	104				161	161	42		42			307
Kenmore		**3**	**3**		**50**		**16**	**66**	**5**	**12**	**17**			**86**
Homeownership										12	12			12
Rental		3	3		50		16	66	5		5			74
Kirkland		**154**	**154**		**68**	**6**	**255**	**329**	**302**		**302**		**8**	**793**
Rental		154	154		68	6	255	329	302		302		8	793
Mercer Island							**59**	**59**						**59**
Rental							59	59						59
Newcastle							**12**	**12**						**12**
Homeownership							12	12						12
Redmond		**192**	**192**		**41**		**307**	**348**	**769**	**38**	**807**			**1,347**
Homeownership							62	62		38	38			100
Rental		192	192		41		245	286	769		769			1,247
Sammamish		**26**	**26**			**11**	**6**	**17**	**17**		**17**			**60**
Homeownership							6	6	4		4			10
Rental		26	26			11		11	13		13			50
Woodinville		**45**	**45**				**51**	**51**	**4**		**4**			**100**
Rental		45	45				51	51	4		4			100
Grand Total	**4**	**789**	**793**	**29**	**194**	**17**	**1,541**	**1,781**	**1,526**	**161**	**1,687**	**10**	**33**	**4,304**

Source(s):

A Regional Coalition for Housing (ARCH).

Appendix A29: Income-restricted Housing Units Created through Land Use or Tax Incentive Programs

	50 AMI	<=50 AMI Total	60 AMI	70 AMI	80 AMI	51 - 80 AMI Total	85 AMI	90 AMI	95 AMI	100 AMI	81 - 100 AMI Total	105 AMI	110 AMI	115 AMI	120 AMI	101 - 120 AMI Total	Grand Total
Bellevue			**42**	**68**	**300**	**410**	**1**	**3**		**4**	**8**	**22**				**22**	**440**
Homeownership					71	71	1	3		4	8						79
Rental			42	68	229	339						22				22	361
Duvall										**19**	**19**						**19**
Homeownership										19	19						19
Issaquah	**16**	**16**	**11**		**153**	**164**				**152**	**152**				**49**	**49**	**381**
Homeownership			11		101	112				152	152				16	16	280
Rental	16	16			52	52									33	33	101
Kenmore	**5**	**5**					**51**				**51**						**56**
Rental	5	5					51				51						56
King County					**361**	**361**		**27**	**11**	**133**	**171**		**56**	**13**	**121**	**190**	**722**
Homeownership								27	11	68	106		56	13	65	134	240
Rental					361	361				65	65				56	56	482
Kirkland	**108**	**108**	**16**	**23**	**77**	**116**				**14**	**14**						**238**
Homeownership				5	30	35				14	14						49
Rental	108	108	16	18	47	81											189
Mercer Island				**13**		**13**											**13**
Rental				13		13											13
Newcastle	**12**	**12**		**34**	**6**	**40**											**52**
Homeownership					6	6											6
Rental	12	12		34		34											46
Redmond	**126**	**126**	**155**		**511**	**666**	**9**	**23**			**32**						**824**
Homeownership	27	27			58	58	9	8			17						102
Rental	99	99	155		453	608		15			15						722
Sammamish					**55**	**55**											**55**
Homeownership					7	7											7
Rental					48	48											48
Woodinville					**20**	**20**											**20**
Homeownership					20	20											20
Grand Total	**267**	**267**	**224**	**138**	**1,483**	**1,845**	**61**	**53**	**11**	**322**	**447**	**22**	**56**	**13**	**170**	**261**	**2,820**

Appendix A29: Income-restricted Housing Units Created through Land Use or Tax Incentive Programs

Source(s):

A Regional Coalition for Housing (ARCH).

Exhibit A30: King County Housing Authority Properties Not Funded by ARCH

	Units
Bellevue	**1,903**
Families, Seniors 55+, Disabled Persons	**1,781**
Moderate-Income Housing	1,362
Other Rental Housing	197
Subsidized Housing	222
(unknown)	**122**
(unknown)	122
Bothell	**61**
Families, Seniors 55+, Disabled Persons	**23**
Subsidized Housing	23
Seniors 62+, Disabled Persons	**38**
Subsidized Housing	38
Issaquah	**189**
Families, Seniors 55+, Disabled Persons	**150**
Other Rental Housing	125
Subsidized Housing	25
Seniors 55+, Disabled Persons	**39**
Subsidized Housing	39
Kenmore	**75**
Families, Seniors 55+, Disabled Persons	**27**
Subsidized Housing	27
Seniors 60+	**5**
Subsidized Housing	5
Seniors 62+, Disabled Persons	**34**
Subsidized Housing	34
(unknown)	**9**
Non-profit Partnerships	9
Kirkland	**633**
Families, Seniors 55+, Disabled Persons	**548**
Moderate-Income Housing	375
Other Rental Housing	42
Subsidized Housing	131
Seniors 60+	**5**
Subsidized Housing	5
Seniors 62+, Disabled Persons	**80**
Subsidized Housing	80
Mercer Island	**30**
Families, Seniors 55+, Disabled Persons	**30**
Subsidized Housing	30
Redmond	**41**
Families, Seniors 55+, Disabled Persons	**25**
Subsidized Housing	25
(unknown)	**16**
Group Home	16

	Units
Woodinville	**50**
Families, Seniors 55+, Disabled Persons	**50**
Subsidized Housing	50
Grand Total	**2,982**

Source(s):

King County Housing Authority

Exhibit A31: Emergency Housing, Shelters, and Permanent Supportive Housing

Meets the requirements of Countywide Planning Policy H-4(c).

Units and Beds

	Family Units[1]	Adult-Only Beds	Child-Only Beds	Family Beds[1]	Overflow / Voucher	Seasonal
Bellevue	**68**	**159**	**0**	**264**	**19**	**0**
Emergency Shelter	0	121	0	0	19	0
Transitional Housing	6	0	0	26		
Permanent Supportive Housing	3	18	0	14		
Other Permanent Housing	59	20	0	224		
Bothell	**9**	**0**	**0**	**18**		
Transitional Housing	9	0	0	18		
Kenmore	**11**	**0**	**0**	**33**	**0**	**0**
Emergency Shelter	11	0	0	33	0	0
Kirkland	**42**	**61**	**12**	**150**	**0**	**0**
Emergency Shelter	10	0	8	52	0	0
Transitional Housing	18	0	4	53		
Permanent Supportive Housing	1	17	0	3		
Other Permanent Housing	13	44	0	42		
Redmond	**79**	**0**	**0**	**251**	**0**	**0**
Emergency Shelter	8	0	0	32	0	0
Transitional Housing	51	0	0	161		
Permanent Supportive Housing	20	0	0	58		
Total Beds and Units	**209**	**220**	**12**	**716**	**19**	**0**

Facilities

Bellevue	8
Bothell	1
Kenmore	1
Kirkland	8
Redmond	4
Total Facilities	**22**

Source(s):

U.S. Department of Housing and Urban Development. 2022. “HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report.”

Exhibit A32: Housing Units

	2010 Total Units	2021 Total Units	Change
Counties	**1,137,920**	**1,311,192**	**173,272**
King County	**851,261**	**984,469**	**133,208**
Mobile Homes and Specials	18,388	17,807	-581
One-Unit Housing	494,108	519,046	24,938
Two or More-Unit Housing	338,765	447,616	108,851
Snohomish County	**286,659**	**326,723**	**40,064**
Mobile Homes and Specials	19,427	19,605	178
One-Unit Housing	191,686	213,581	21,895
Two or More-Unit Housing	75,546	93,537	17,991
EKC cities	**178,667**	**233,753**	**55,086**
Beaux Arts Village	**118**	**118**	**0**
Mobile Homes and Specials	0	0	0
One-Unit Housing	118	118	0
Two or More-Unit Housing	0	0	0
Bellevue	**55,551**	**65,194**	**9,643**
Mobile Homes and Specials	6	5	-1
One-Unit Housing	30,207	32,851	2,644
Two or More-Unit Housing	25,338	32,338	7,000
Bothell	**14,255**	**20,297**	**6,042**
Mobile Homes and Specials	1,827	1,826	-1
One-Unit Housing	7,696	10,609	2,913
Two or More-Unit Housing	4,732	7,862	3,130
Clyde Hill	**1,099**	**1,092**	**-7**
Mobile Homes and Specials	0	0	0
One-Unit Housing	1,098	1,080	-18
Two or More-Unit Housing	1	12	11
Hunts Point	**181**	**185**	**4**
Mobile Homes and Specials	0	0	0
One-Unit Housing	181	185	4
Two or More-Unit Housing	0	0	0
Issaquah	**13,914**	**17,617**	**3,703**
Mobile Homes and Specials	0	1	1
One-Unit Housing	7,231	8,108	877
Two or More-Unit Housing	6,683	9,508	2,825
Kenmore	**8,569**	**9,665**	**1,096**
Mobile Homes and Specials	291	287	-4
One-Unit Housing	6,024	6,625	601
Two or More-Unit Housing	2,254	2,753	499

	2010 Total Units	2021 Total Units	Change
Kirkland	**24,345**	**40,596**	**16,251**
Mobile Homes and Specials	55	52	-3
One-Unit Housing	11,887	22,172	10,285
Two or More-Unit Housing	12,403	18,372	5,969
Medina	**1,162**	**1,132**	**-30**
Mobile Homes and Specials	0	0	0
One-Unit Housing	1,162	1,132	-30
Two or More-Unit Housing	0	0	0
Mercer Island	**9,930**	**10,589**	**659**
Mobile Homes and Specials	0	0	0
One-Unit Housing	7,368	7,445	77
Two or More-Unit Housing	2,562	3,144	582
Newcastle	**4,227**	**5,762**	**1,535**
Mobile Homes and Specials	17	12	-5
One-Unit Housing	3,104	3,371	267
Two or More-Unit Housing	1,106	2,379	1,273
Redmond	**24,177**	**32,468**	**8,291**
Mobile Homes and Specials	349	343	-6
One-Unit Housing	11,948	13,794	1,846
Two or More-Unit Housing	11,880	18,331	6,451
Sammamish	**15,736**	**22,722**	**6,986**
Mobile Homes and Specials	198	48	-150
One-Unit Housing	14,598	20,023	5,425
Two or More-Unit Housing	940	2,651	1,711
Woodinville	**4,996**	**5,907**	**911**
Mobile Homes and Specials	99	4	-95
One-Unit Housing	2,940	3,287	347
Two or More-Unit Housing	1,957	2,616	659
Yarrow Point	**407**	**409**	**2**
Mobile Homes and Specials	0	0	0
One-Unit Housing	407	405	-2
Two or More-Unit Housing	0	4	4
Other	**331,303**	**401,544**	**70,241**
Seattle	**308,516**	**377,035**	**68,519**
Mobile Homes and Specials	138	141	3
One-Unit Housing	142,407	141,604	-803
Two or More-Unit Housing	165,971	235,290	69,319
Shoreline	**22,787**	**24,509**	**1,722**
Mobile Homes and Specials	75	73	-2
One-Unit Housing	16,290	16,325	35
Two or More-Unit Housing	6,422	8,111	1,689

	2010 Total Units	2021 Total Units	Change
Sphere	**9,089**	**11,528**	**2,439**
Carnation	**665**	**812**	**147**
Mobile Homes and Specials	46	46	0
One-Unit Housing	559	702	143
Two or More-Unit Housing	60	64	4
Duvall	**2,315**	**2,815**	**500**
Mobile Homes and Specials	188	185	-3
One-Unit Housing	1,973	2,425	452
Two or More-Unit Housing	154	205	51
North Bend	**2,348**	**3,031**	**683**
Mobile Homes and Specials	170	183	13
One-Unit Housing	1,553	2,177	624
Two or More-Unit Housing	625	671	46
Snoqualmie	**3,761**	**4,870**	**1,109**
Mobile Homes and Specials	16	0	-16
One-Unit Housing	3,217	4,009	792
Two or More-Unit Housing	528	861	333

Source(s):

Washington Office of Financial Management. 2021. “April 1, 2021 Postcensal Estimates of Housing.”

Exhibit A33: Growth Targets, 2019–2044

Net new housing units or population and jobs

King County

	Housing	Jobs
Cities and Towns	**16,183**	**17,468**
Algona	170	325
Beaux Arts Village	1	0
Black Diamond	2,900	680
Carnation	799	450
Clyde Hill	10	10
Covington	4,310	4,496
Duvall	890	990
Enumclaw	1,057	989
Hunts Point	1	0
Maple Valley	1,720	1,570
Medina	19	0
Milton	50	900
Normandy Park	153	35
North Bend	1,748	2,218
Pacific	135	75
Sammamish (see Note, below)	700	305
Skykomish	10	0
Snoqualmie	1,500	4,425
Yarrow Point	10	0
Core Cities	**112,860**	**207,170**
Auburn	12,000	19,520
Bothell	5,800	9,500
Burien	7,500	4,770
Federal Way	11,260	20,460
Issaquah	3,500	7,950
Kent	10,200	32,000
Kirkland	13,200	26,490
Redmond	20,000	24,000
Renton	17,000	31,780
SeaTac	5,900	14,810
Tukwila	6,500	15,890
High-Capacity Transit Cities	**29,942**	**25,570**
Des Moines	3,800	2,380
Federal Way PAA	1,020	720
Kenmore	3,070	3,200
Lake Forest Park	870	550

	Housing	Jobs
Mercer Island	1,239	1,300
Newcastle	1,480	500
North Highline PAA	1,420	1,220
Renton PAA - East Renton	170	0
Renton PAA - Fairwood	840	100
Renton PAA - Skyway/West Hill	670	600
Shoreline	13,330	10,000
Woodinville	2,033	5,000
Metropolitan Cities	**147,000**	**239,500**
Bellevue	35,000	70,000
Seattle	112,000	169,500
Urban Unincorporated	**1,292**	**700**
Auburn PAA	12	0
Bellevue PAA	17	0
Black Diamond PAA	328	0
Issaquah PAA	35	0
Kent PAA	3	300
Newcastle PAA	1	0
Pacific PAA	134	0
Redmond PAA	120	0
Sammamish PAA	194	0
Unaffiliated Urban Unincorporated	448	400
Grand Total	**307,277**	**490,408**

Note, 3/30/2022: Sammamish's targets are the "preliminary" targets that were dropped when the County Council approved CPP amendments in December 2021. Sammamish's targets are officially blank for now. The City Council has approved a new proposal of 2,007 housing units and 728 jobs.

Snohomish County

	Population	Jobs
Southwest UGA	**225,338**	**112,558**
Bothell Area	**24,077**	**542**
Bothell city (part)	13,150	
Unincorporated MUGA	10,927	542
Brier Area	**690**	**195**
Brier city	540	114
Unincorporated MUGA	150	81
Edmonds Area	**14,021**	**3,164**
Edmonds city	13,113	3,058
Unincorporated MUGA	908	106
Everett Area	**85,683**	**69,245**
Everett city	68,547	67,340
Unincorporated MUGA	17,136	1,905

	Population	Jobs
Lynnwood Area	**44,950**	**24,854**
Lynnwood city	25,167	21,912
Unincorporated MUGA	19,783	2,942
Mill Creek MUGA	**17,264**	**2,335**
Mill Creek city	3,887	736
Unincorporated MUGA	13,377	1,599
Mountlake Terrace MUGA	**13,431**	**2,717**
Mountlake Terrace city	13,424	2,717
Unincorporated MUGA	7	0
Mukilteo Area	**11,256**	**5,246**
Mukilteo city	3,078	2,358
Unincorporated MUGA	8,178	2,888
Woodway Area	**433**	**44**
Woodway town	162	12
Unincorporated MUGA	271	32
Paine Field Area	**0**	**1,584**
Larch Way Overlap	**5,540**	**491**
Lake Stickney Gap	**3,800**	**707**
Silver Firs Gap	**4,193**	**1,434**
Non-Southwest UGA	**72,952**	**46,130**
Non-UGA Total	**10,063**	**4,427**
Grand Total	**308,353**	**163,115**

CITY OF KENMORE
WASHINGTON

ORDINANCE NO. 22-0566

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF KENMORE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Planning Commission has reviewed and recommended updates to the Kenmore Zoning Map ("Zoning Map Amendments"); and

WHEREAS, the Planning Commission held a public hearing on the proposed Zoning Map Amendments on May 17, 2022; and

WHEREAS, on June 27, 2022, the Planning Commission presented recommendations to the City Council on the Zoning Map Amendments; and

WHEREAS, at the July 18, 2022, July 25, 2022 and September 12, 2022 public meetings the City Council reviewed the Planning Commission's recommendations, received additional background information, and requested the formulation of new policy options; and

WHEREAS, the City Council held a public hearing on the Zoning Map Amendments at the September 26, 2022 and October 3, 2022 public meetings; and

WHEREAS, at the October 17, 2022 public meeting, the City Council requested that final amendments be prepared for consideration and potential adoption; and

WHEREAS, throughout the Zoning Map Amendment review process, a concerted effort has been made to generate public involvement, including a public survey; educational presentations; direct mailings to Kenmore addresses; a community Housing Forum; interpretation and translation of materials; social media posts; creating comprehensive, regularly-updated web pages; and public hearings; and

WHEREAS, the public involvement efforts referenced above have met and exceeded the public participation requirements set forth in RCW 36.70A.140 and KMC 19.20.060 for review of the Zoning Map Amendments; and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act has issued a determination of non-significance for the proposal, and an Addendum was also issued on the proposal; and

WHEREAS, the Washington State Department of Commerce was notified of the proposed amendments pursuant to RCW 36.70A.106; and

WHEREAS, the City Council has considered the record created under the review process for the Zoning Map Amendments; and

WHEREAS, the City Council has been guided by the Growth Management Act's planning goals, codified at RCW 36.70A.020 in adopting the proposed Zoning Map Amendments; and

WHEREAS, the City Council finds that the proposed Zoning Map Amendments meet the criteria found in KMC 19.20.090; and

WHEREAS, the City Council desires to adopt the Zoning Map Amendments;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated herein as if set forth in full, in support of the adoption of this Ordinance.

Section 2. Amendments to the Zoning Map. The City Council amends the Official Zoning Map – City of Kenmore, as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___TH DAY OF _____, 2022.

CITY OF KENMORE

_____
Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

_____
Michelle Kang, Deputy City Clerk

Approved as to form:

_____
Dawn Reitan, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.:
Date of Publication:

DRAFT

Effective Date:

DRAFT

Changed from R-6
to Public/Semi-Public

Changed from R-1
to Parks

Changed from R-12
to R-1

Changed from R-24
to Parks

Changed from R-4
to Parks

Official Zoning Map | City of Kenmore

- Community Business
- Downtown Commercial
- Downtown Residential
- Golf Course
- Manufactured Housing Community
- Neighborhood Business
- Parks*
- Public/Semi-Public
- Regional Business
- R-1 Residential
- R-12 Residential
- R-18 Residential
- R-24 Residential
- R-4 Residential
- R-6 Residential
- Urban Corridor
- Waterfront Commercial

* Portions of the Burke-Gilman Trail & Tolt Pipeline occur in rights-of-way and not as separate parcels. However, these facilities are considered to be Parks along their full length.

0 4,000
Feet

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.

Map Date: 2022

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public hearing, Discussion, and Action to allow indoor storage as a temporary use for a one-year period, subject to conditions, for a property located at 15036 70th Avenue NE which is owned by the Northshore Fire District and zoned Public/Semi-Public.	**For Council Meeting Agenda of:** November 7, 2022 **Department:** Development Services **Prepared by:** Samantha Loyuk, Development Services Director **Initial & Date** **Approved by Department Head:** SL 10/20/22 **Approved by City Attorney:** JSR 10/21/22 **Approved by Finance Director:** LS 10/20/22 **Approved by City Manager:** RGK 10/27/22
Proposed Council Action/Motion: Motion to allow indoor storage as a temporary use for a one-year period at real property located at 15036 70th Avenue NE, Kenmore, Washington, which is owned by the Northshore Fire District and zoned Public/Semi-Public, subject to conditions.	**Exhibits/Attachments:** Exhibit A: 2022 Renewal Request letter Exhibit B: 2015 Approval letter with attachments; and Exhibit C: Vicinity Map.

INFORMATION/BACKGROUND:

The property located at 15036 70th Avenue NE Kenmore, WA 98028; King County parcel number 364910-0122 ("subject property") is zoned Public/Semi-Public ("PSP") and is owned by King County Fire District #16 ("Northshore Fire Department/Shoreline Fire Department" or the "District"). The property contains an existing 1,842 square foot building and is often referred to as "the old fire station," because 27 years ago it was an operational fire station (Fire Station #54), staffed mostly by District volunteers. In 1994, the old fire station was vacated and thereafter the space was leased by nonprofits like the YMCA, for youth programs. When the YMCA terminated its lease with the District, the building sat vacant until May 2015 when the space was leased by Michael Klebeck for storage (prior to moving to the old fire station, Mr. Klebeck leased storage space from the city at Kenmore Village). Kenmore City Council ("Council") approved a temporary use permit to allow indoor storage from May 15, 2015 to May 14, 2016. From then to Council approval in 2019, the use continued without renewal. Since November 2019, Council has approved the use in one-year increments; the last approval was December 13, 2021, which was valid from January 1, 2022 to January 1, 2023.

The Kenmore Municipal Code (KMC) does not identify the indoor storage use as permitted, conditionally permitted or prohibited in the PSP zone (KMC 18.27.020). Since the code is silent on indoor storage uses in the PSP zone, a temporary use permit is a mechanism by which the city may allow it, provided that the use can be made compatible for periods of limited duration. Per KMC 18.100.120, temporary use permits shall not exceed 90 days unless approved by City Council. A temporary use permit may be renewed for additional periods (up to one year per renewal) at Council's discretion, following a public hearing.

The Contract for Services agreement went into effect on July 1, 2022 between the Shoreline Fire Department and Northshore Fire Department. Since Shoreline Fire Department has recently taken over management of all facilities, the District is requesting a one-year renewal while they evaluate future use of the property. The

temporary use of the space ensures that property holding costs to the District are offset by revenue generated by the lease. In addition, the temporary use will ensure that the property grounds are occupied and maintained.

Development Services staff recommends the following conditions for the temporary use permit:

- Storage is only permitted inside the structure;
- No alcohol or hazardous materials shall be stored in the facility;
- The building shall be equipped with a monitored alarm system;
- The grounds shall be maintained at the current level of care or better;
- Visits to the site for pick-up and drop-off shall be infrequent (approximately once per week) and limited to daytime hours; and
- The renewal will be valid from January 1, 2023 to January 1, 2024.

Staff recommends approval (with conditions) since the requested temporary use permit meets the decision criteria of KMC 18.100.125.A-C which states, "A temporary use permit shall be granted by the City only if the applicant demonstrates that:

a) The temporary use will not be materially detrimental to the public welfare;
b) The temporary use is compatible with existing land uses in the immediate vicinity in terms of noise and house of operation; and
c) Adequate public off-street parking and traffic control for the exclusive use of the proposed temporary use can be provided in a safe manner.

FISCAL CONSIDERATION:

Other than administrative costs of processing the permit, there is no cost to the City for this action. Having the building temporarily leased by a reliable tenant provides the revenue to the District while future use of the property is evaluated.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

2021-2022 City Council Priority #9: Implement the Economic Development Plan.

Shoreline Fire Department
Dedicated to the Protection of Life and Property
Serving the Shoreline Community for over 80 years, since 1939

FIRE CHIEF
Matt Cowan

COMMISSIONERS
Ken Callahan
Kim Fischer
David Harris
Rod Heivilin
Barb Sullivan

Date: September 27, 2022

Samantha Loyuk
City of Kenmore, Development Services Department
18120 68th Avenue NE
Kenmore, WA 98028
RE: Station 54 Temporary Use Permit no. TUP2015-053
TUP Renewal Request: 11/7/22 Council Agenda Item

Mrs. Loyuk,
The property located at 15036 70th Ave NE Kenmore, WA 98028 is owned by the Northshore Fire Department (King County Fire District 16) and is referred to as "Station 54." This property is zoned Public/Semi-Public (PSP) and leased to Michael Klebeck (tenant) for indoor storage. Storage is not a permitted use in the PSP zone. Kenmore City Council permitted this use with a Temporary Use Permit (TUP) annually since 2015. At last year's council meeting (12/13/2021), the Council brought up concerns about the future use of this property and future renewals of this permit.
On July 1, 2022, the Shoreline Fire Department "Contract for Services" agreement went into effect between Northshore Fire and Shoreline Fire. As a result, Shoreline Fire is now responsible to manage all the personnel, facilities and apparatus that was part of Northshore Fire Department. We are currently still exploring options for the future long-term plans and needs for Sta. 54. We anticipate ultimately using that facility to house Fire Department emergency equipment however, we would like to extend the lease with the existing tenant for one additional year with the expectation that the Fire Department will be using that facility for others needs after that one year extended lease expires.

Request a one-year extension of the TUP.

Thank you for your consideration.

Steve Taylor, Deputy Chief
Shoreline Fire Department

17525 Aurora Avenue North • Shoreline, WA 98133 • PHONE: (206) 533-6500 • FAX: (206) 546-5719
www.shorelinefire.com

City Of Kenmore, Washington

June 5, 2015

Jim Torpin
North Shore Fire
7220 NE 181st St
Kenmore, WA 98028

RE: Temporary Use permit – Station 54 Storage
15036 70th Ave NE

Dear Jim,

Thank you for your Temporary Use permit application # TUP2015-053 submitted June 5, 2015 for temporary indoor storage at Station 54 located at 15036 70th Ave NE. Your application has been reviewed and **approved** by the City of Kenmore; please see the attached conditions of approval. If you have any questions do not hesitate to contact me. Thank you.

Sincerely,

Rebecca L Coleman

Rebecca Coleman, Permit Specialist
Development Services
425-398-8900
rcoleman@kenmorewa.gov

Cc: File

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Motion to allow indoor storage as a temporary use for up to a one year period in property located at 15036 70th Avenue NE which is owned by the Northshore Fire District and zoned Public/Semi- Public, subject to conditions	For Council Meeting Agenda of: 11 May 2015 Department: Development Services/Executive Prepared by: Bryan Hampson/ Nancy Ousley Initial & Date Approved by Department Head: NHO 20APR2015 Approved by City Attorney: Approved by Finance Director: 4/30/15 Approved by City Manager:
Proposed Council Action/Motion: Approve Motion to allow indoor storage as a temporary use for up to a one year period in property located at 15036 70th Avenue NE which is owned by the Northshore Fire District and zoned Public/Semi- Public, subject to conditions	Exhibits/Attachments: Correspondence from Chief Jim Torpin, Northshore Fire District

Expenditure Required $0 Amount Budgeted $n/a Appropriation Required $n/a

INFORMATION/BACKGROUND:

Indoor storage is not a specifically permitted use in the Public/Semi Public zone. Per Kenmore Municipal Code 18.100.120, a temporary use permit is a mechanism by which the city may permit a use otherwise not permitted in the zone that can be made compatible for periods of limited duration. A temporary use permit cannot exceed a total of 90 days unless extended by the City Council to one year.

The Northshore Fire District requests City Council approval of a temporary use permit to allow indoor storage in its former Fire Station 54 property in the Moorlands area from May 15, 2015 to May 14, 2016. The 1842 square foot facility has not been used as a fire station since 1994 and was subsequently leased to non profits that operated youth programs. The YMCA terminated its lease with the District and the facility is now vacant. While the District evaluates future uses of the property, it would like to offset the property holding costs through leasing it, which will also deter vandalism at the site. The District has received several offers to lease the former station for indoor storage.

The District has conditionally accepted a proposal from Michael Klebeck pending City approval of a temporary use permit for the indoor storage use. Mr. Klebeck has leased space in Kenmore Village for indoor storage from the City since 2013, which will no longer be available because of the property sale and redevelopment. The City Council approved temporary use permits for this use in 2013 and 2014.

The District is committed to using this building in a way that is compatible with the surrounding residential area, and will proactively communicate with the community about the proposed use. The City and District agree on the following conditions for the temporary use permit:

X. A. Allow Indoor Storage as a temporary use for a one-year period at it...

- Storage is only permitted inside the structure
- No alcohol or other hazardous materials will be stored in the facility
- The building will be equipped with a monitored alarm system
- The grounds will be maintained at the current level of care
- Visits to the site for pick up and drop off will be infrequent (approximately once per week) and limited to daytime hours

The proposed tenant is a successful and well regarded business owner and has been a reliable tenant in the City owned property.

FISCAL CONSIDERATION:

There is no cost to the City for this action and the Fire District can realize some income while having its property occupied and maintained while it evaluates future use of the property.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Continue to implement the Economic Development Strategy

KING COUNTY FIRE PROTECTION DISTRICT NO. 16
7220 NE 181st Street Kenmore, WA 98028
Business: 425-354-1780 Fax: 425-354-1781

February 25, 2015

Rob Karlinsey, City Manager
City of Kenmore
18120 68th Ave NE
Kenmore, WA 98028

RE: Request for Temporary Use Permit

Dear Mr. Karlinsey,

I am writing to you for assistance in obtaining a temporary use permit for property owned by King County Fire Protection District No. 16 (District). The District is requesting approval to allow indoor storage, subject to conditions, as a temporary use at the former fire station which is zoned public/semi-public for a one year period from May 15, 2015, to May 14, 2016. The property is located at 15036 70th Avenue NE.

Indoor storage is not addressed in the table of uses for areas with R-6 or Public/Semi Public Zones. Per Kenmore Municipal Code 18.100.120, temporary use permit is a mechanism by which the city may permit a use otherwise not permitted in a specific zoning area for periods of limited duration. A temporary use permit cannot exceed a total of 90 days unless extended by the City Council to one year.

The District has owned a facility in the Moorlands area of Kenmore which was previously used as a fire station. The District has not used the facility for that purpose since 1994 when the volunteer firefighter program ended. The building was subsequently leased to the Boys and Girls Clubs of King County and more recently the YMCA for use with their children's after school and summer camp programs. The YMCA has terminated its lease with the District and the building is now vacant.

The District has maintained ownership of the parcel due to its potential value as a site for future fire suppression and/or emergency medical response station. The District is currently evaluating its options and would like to lease the facility in an effort to offset its holding costs related to this property while the future use of the facility is determined.

The District has received several offers to lease the 1842 square foot former fire station. All of the parties expressing interest in the facility would use it for low hazard indoor storage. The District has conditionally accepted a proposal from Michel Klebeck pending approval of a temporary use permit from the City of Kenmore. Mr. Klebeck current leases a space from the City of Kenmore in the Kenmore Village complex.

Understanding the facility is surrounded by a residential area that must not be negatively impacted; the use of the facility for indoor storage will be subject to the following conditions:

- Storage is only permitted inside the structure

- Storage is limited to low hazard commodities, no alcohol or other hazardous materials will be allowed
- The building will be equipped with a monitored alarm system
- The grounds will be maintained at the current level of care
- Visits to the site for pick up and drop off will be infrequent (approximately once per week) and limited to daytime hours.

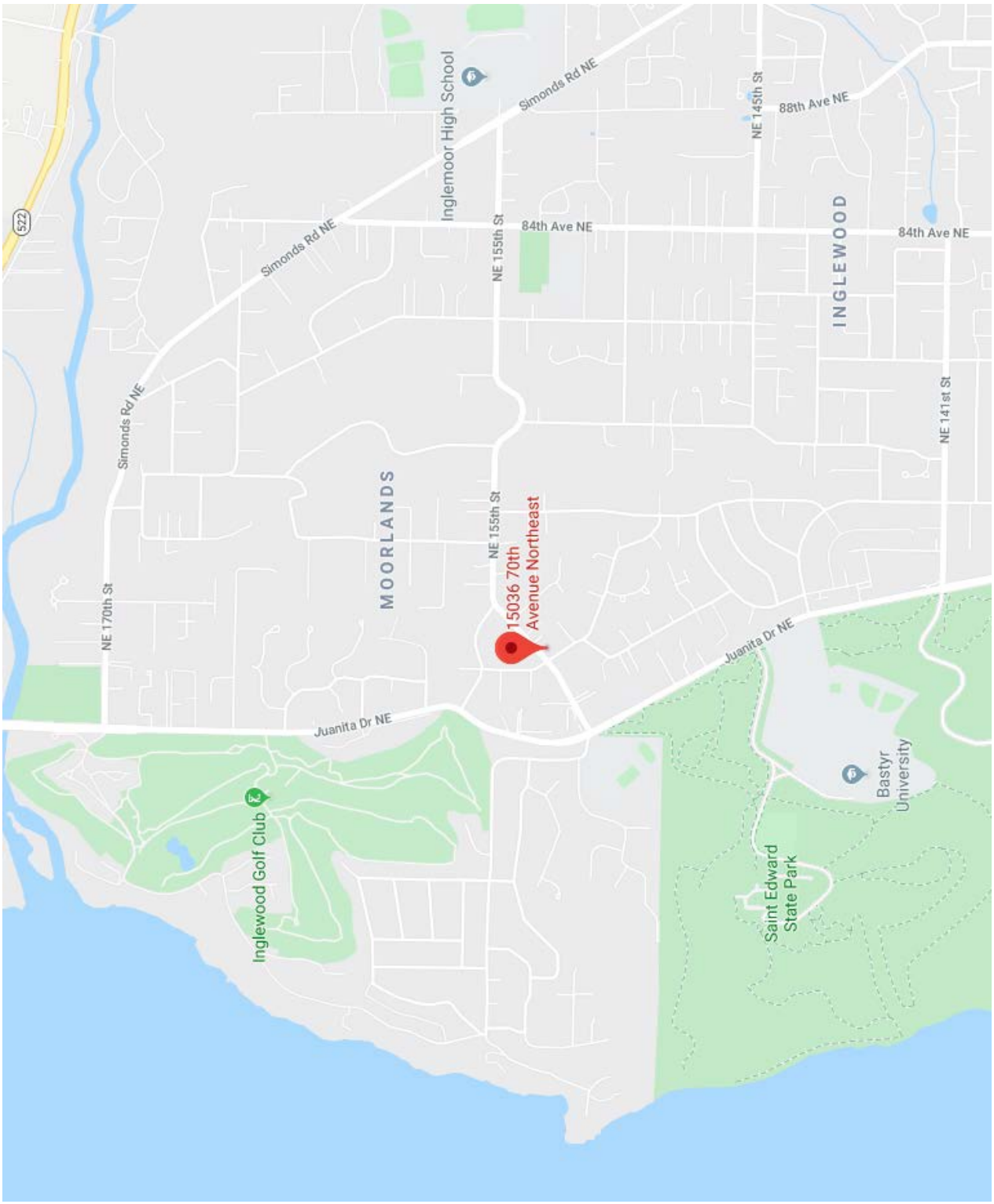
The use of the District's facility for indoor storage will have little to no impact on the surrounding neighborhood. The presence of a tenant will reduce the chance of vandalism and vagrants illegally gaining entry or hanging around the site. Moneys collected for rent will benefit the District's taxpayers by offsetting the holding costs of this property. Mr. Klebeck understands that the lease would be terminated if the condition of no tangible impact to the neighborhood is not maintained.

I appreciate your attention and assistance with this matter. If you have any further questions regarding this request please feel free to contact me.

Sincerely

Jim Torpin
Fire Chief

Exhibit C



X. A. Allow Indoor Storage as a temporary use for a one-year period at r...

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public hearing, Discussion, and Action to allow "Construction and Trade" as a temporary use for Interim Public Works Shop for a one-year period for a property located at 6532 NE Bothell Way which is owned by City of Kenmore and zoned Downtown Commercial, subject to conditions.

For Council Meeting Agenda of: November 7, 2022

Department: Development Services

Prepared by: Samantha Loyuk, Development Services Director

	Initial & Date
Approved by Department Head:	SL 10/12/22
Approved by City Attorney:	JSR 10/21/22
Approved by Finance Director:	LS 10/12/22
Approved by City Manager:	**RGK 10/27**

Proposed Council Action/Motion:
Motion to allow "Construction and Trade" as a temporary use for Interim Public Works Shop for a one-year period at real property located at 6532 NE Bothell Way, Kenmore, Washington, which is owned by City of Kenmore and zoned Downtown commercial, subject to conditions.

Exhibits/Attachments:
Exhibit A: Renewal Narrative
Exhibit B: Renewal Application
Exhibit B: Site location map
Exhibit D: Landscaping

INFORMATION/BACKGROUND:
On January 1, 2019, the City of Kenmore ("City") started providing in-house public works services. Since then, the City has been searching for a permanent location for a Public Works Shop. The Zoning Code – Title 18 KMC, defines this use as "Construction and Trade" (KMC 18.20.590). In 2018, a city-owned property located at 6532 NE Bothell Way ("subject property") was identified as a possible temporary location for the Public Works Shop. The subject property is zoned Downtown Commercial (DC) and takes access from 67th Avenue NE; no environmentally critical areas or buffers are mapped or known of on site. According to KMC 18.25.020, "Construction and Trade" uses are prohibited in the DC zone. However, the use is allowed on a temporary basis through a Temporary Use Permit (KMC 18.100.100). Temporary Use Permits are a mechanism by which the City may permit a use otherwise not permitted. Temporary Use Permits that exceed 90-days require a public hearing and Council approval for up to one year; a temporary use permit may be renewed for additional periods (one-year increments) at Council's discretion, following a public hearing.

On November 13, 2018, the subject property was approved by Kenmore City Council ("Council") to temporarily locate the Public Works Shop at the property for a period of one year (January 1, 2019 to January 2, 2020). As the search for a permanent location continued, the temporary use was approved by Council for three additional years; each approved in one-year increments by Council (12/9/2019, 11/23/2020 and 12/13/2021).

In late 2021, the City purchased a property for the permanent location of a Public Works Shop and the Public Works Operations Division is currently working on the design and budget for the new building.

The current temporary use permit is set to expire on January 1, 2023. Although a new property was purchased, it won't be ready prior to expiration of the permit. As such, the Public Works Operations Division has requested a one-year renewal of the temporary use permit. This will likely be the last renewal since the subject property has been designated for an affordable housing project scheduled to begin in 2023 (Plymouth Affordable Housing project).

RECOMMENDATION: Staff recommends approval of the temporary use permit extension. The project meets the decisional criteria established in KMC 18.100.125.A-C, which requires that the temporary use: i) will not be materially detrimental to the public welfare; ii) is compatible with existing land uses in the immediate vicinity in terms of noise and house of operation; and iii) provides adequate parking.

Council can take action on the temporary use permit extension following a public hearing.

Development Services recommends the following conditions for the temporary use permit:

- The existing black chain link fence with privacy screening shall remain for the duration of the use;
- The landscaping installed along the perimeter of the property fronting NE Bothell Way and 67th Ave NE must remain in good condition for the duration of the use; and
- The one-year renewal will be valid from January 1, 2023 to January 1, 2024.

FISCAL CONSIDERATION:

The temporary location is necessary for the Public Works Operations Division to continue to provide necessary services to the public. Keeping the shop in this temporary location until the property is needed for redevelopment presents no additional financial obligation beyond what has already been considered.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Continue to implement the Economic Development Strategy.

September 2022

TEMPORARY USE PERMIT

The City owns the Shell property at the northwest corner of SR-522 and 67th Ave NE which is approximately ½ acre in size. It is currently used as an interim public works and parks maintenance and operation site. The entire property is needed to accommodate the interim use for the City. Public Works / Parks operation and Maintenance uses are prohibited on this property by the Zoning code. To accommodate the temporary use, Council has approved several one-year temporary use exceptions.

While a permanent location has been purchased for the public works shop, the temporary use will need to continue until the new site is ready or until the property is developed into affordable housing (whichever comes first). Based on the affordable housing proposal and partnership with Plymouth Housing, the requested 1-year temporary use will likely be the last for this property and use.

FENCING

The City previously installed a 6-foot high black chain link fence with privacy screening. This has been maintained and continues to provide screening and a secure site for city vehicles, equipment and staff.

LANDSCAPING

The City previously installed a 5-foot wide strip of Type II landscaping along the SR 522 frontage. This has been maintained and acts a visual separator between the property and the public (SR 522).

NOISE/PARKING AND LAND USE

The temporary use is not (and has not been) materially detrimental to the public welfare. In addition to the property on SR 522, the back side of the Post Office building at 6700 NE 181st St (another city-owned building) is used for indoor storage and office space for maintenance workers. Noise and parking associated with the temporary public works shop has been minimal and compatible with surrounding uses.

104 CITY OF KENMORE, WA
PERMIT RENEWAL OR EXTENSION APPLICATION

18120 68th Ave NE, Kenmore, WA 98028 425-398-8900 www.kenmorewa.gov

Please renew/extend permit #: TMP18-0723 (PRJ18-0147)
Issue date of original permit: Approx. 2018
Project Name: Interim Public Works Shop
Property Address: 6532 NE Bothell Way Kenmore, WA 98028
Parcel no. 794630-0195 & 794630-0196

Work Started? N ☐, Y ☑ →What Stage: Temporary use is ongoing

Requesting a Final inspection only ☐

Permit #: TMP18-0723
STAFF USE AREA
Date stamp

If work has not started, reason for delay: N/A

Applicant: City of Kenmore - Jennifer Gordon, Public Works Phone: 425-398-8900
Address: 18120 68th Ave NE City, Zip, St: Kenmore, WA 98028
e-mail address: JGordon@kenmorewa.gov Fax:
Signature: [signature] **Date:** 9.28.22
I understand that this does not constitute a permit and there are associated fees with this request

Please update the following information if there have been any changes:

Property Owner: CITY OF KENMORE Phone: 425-398-8900
Address: 18120 68TH AVE NE City, Zip, St: KENMORE, WA 98028
e-mail address: Fax:

Contractor's Company Name: N/A Phone:
Address: City, Zip:
e-mail address: Fax:
Contractor's Lic. #: Expiration Date: State UBI#:

Contact Person: Jennifer Gordon, Public Works Operations Mana Phone:
Address: City, Zip:
e-mail address: Fax:

PHASE 2: TEMPORARY USE PERMIT #TMP18-0723

Exhibit C

WORK STAGING AREA

EXISTING TREE AND LANDSCAPE AREA

EXISTING UTILITIES

PARCEL BOUNDARY

VEHICLES EQUIPMENT MATERIALS

EXISTING LANDSCAPE AREA - ADJACENT PROPERTY

STORAGE CONTAINERS

794630-0195

WORK STAGING AREA

30-FOOT GATE ENTRANCE/EXIT

67TH AVE NE

EXISTING TREE AND LANDSCAPE AREA

VEHICLES EQUIPMENT MATERIALS

794630-0196

EXISTING STRUCTURE

VEHICLES EQUIPMENT MATERIALS

EXISTING STRUCTURE TO REMAIN

5-FOOT TYPE 2 LANDSCPAING

NE BOTHELL WAY

PW SHOP - TEMP USE SITE PLAN TMP18-0723
OWNER: CITY OF KENMORE - PUBLIC WORKS
18120 68TH AVE NE
KENMORE, WA 98028
(425) 398-8900

ADDRESS: 6728 NE 181ST ST (2 PARCELS)

PARCEL ID: 794630-0195
LEGAL: SQUIRES W C PLAT OF KENMORE LESS SLY 70 FT THOF
LOT SIZE: 13,600 SF (0.31 ACRE)
EXISTING IMPERVIOUS AREA: 11,123 SF (0.26 ACRE)
PROPOSED IMPERVIOUS AREA: SAME
ZONING: DOWNTOWN COMMERCIAL

PARCEL ID: 794630-0196
LEGAL: SQUIRES W C PLAT OF KENMORE SLY 70 FT LESS POR FOR RD PER REC # 20070122002204
LOT SIZE: 8,622 SF (0.20 ACRE)
EXISTING IMPERVIOUS AREA: 7,480 SF (0.17 ACRE)
PROPOSED IMPERVIOUS AREA: SAME
ZONING: DOWNTOWN COMMERCIAL

6-FOOT FENCE
DRIVEWAY
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB

N

0 5 10 20 30 40 Feet

X. B. Allow "Construction and Trade" as a temporary use for Interim Publ...

June, 2022

September, 2021

BOTHELL WAY
August, 2019

BOTHELL WAY
October, 2018

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic:
Public Hearing on the 2023-2024 Proposed Preliminary Biennial Budget

For Council Meeting Agenda of: November 7, 2022

Department: Finance and Administration

Prepared by: Leticia Salcido, Director of Finance and Administration

	Initial & Date
Approved by Department Head:	
Approved by City Attorney:	
Approved by Finance Director:	
Approved by City Manager:	RGK

Proposed Council Action/Motion:
Public Hearing on the 2023-2024 Proposed Preliminary Biennial Budget

Exhibits/Attachments:
Exhibit 1: City Manager Budget Message
Exhibit 2: Summary of All Revenues and Expenditures by Fund 2021-2022 to 2023/2024

INFORMATION/BACKGROUND:

Passage of a biennial budget by year-end is required by State law. A public hearing will be held November 7, 2022 regarding the 2023-2024 proposed preliminary budget. A public hearing on the 2023 tax levy was held on October 10, 2022.

The proposed budget document was distributed to the City Council on October 3, 2022 and is also available at City Hall and at www.kenmorewa.gov/finance.

City Council reviews of department and fund budgets were held throughout October and into November and the adoption of the 2023-2024 Biennial Budget is scheduled for November 21. The public is invited and encouraged to attend public sessions and offer public comment.

FISCAL CONSIDERATION:
The City wide 2023-2024 Proposed Budget expenditures are $87,284,869 and budgeted revenues are $79,889,537. The General Fund is balanced in that budgeted expenditures do not exceed budgeted revenues and the projected ending fund balance at 12/31/2024 is $4,143,057.

The Public Works Shop Fund was adjusted to reflect the updated amount for the capital project, debt service and corresponding revenues (transfers from other funds). The other funds (Surface Water Management, REET, Transportation Benefit District and Street Fund) have been updated to reflect the lower amount of transfer to Public Works Shop Fund for debt service.

The total Proposed Budget expenditures are 46% less than the 2021-2022 budget primarily due to decrease in capital project expenditures and related use of capital project funding sources such as bond funds, grants, real estate excise taxes and impact fees. Most significantly this includes the West Sammamish River Bridge project and the Walkways and Waterways park and transportation projects.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

RCW 35A.33.055 The legislative body must schedule hearings on the budget or parts of the budget prior to the final approval.

City of Kenmore, Washington

Summary of All Revenues and Expenditures By Fund
2021-2024

FUND	2021-2022 Amended Revenue Budget	2021 Actual	2022 Projected	2021-2022 Biennial Total	2023 Proposed	2024 Proposed	2023-2024 Proposed Revenue Budget
General Fund	$ 28,289,770	$ 14,427,485	$ 15,717,874	$ 30,145,359	$ 15,379,292	$ 15,925,839	$ 31,305,131
Strategic Reserve Fund	22,000	7,174	8,500	15,674	13,610	13,746	27,356
Strategic Opportunities Fund	2,976,718	1,262,308	1,213,000	2,475,308	68,730	66,288	135,018
Street Fund	3,765,526	1,818,349	1,538,800	3,357,149	1,869,572	1,980,808	3,850,380
KAPE (kenmore Automated Photo Enf. Fund	0	0	0	0	400,000	400,000	800,000
Public Art Fund	400	687	700	1,387	700	700	1,400
Transportation Benefit District	700,000	369,122	361,300	730,422	361,439	364,866	726,305
ARPA Fiscal Recovery Fund	6,447,480	3,223,740	3,265,565	6,489,305	0	0	0
2016 & 2021 UTGO Debt Service Fund	1,824,000	774,135	1,050,000	1,824,135	1,059,500	1,057,250	2,116,750
Transportation Capital Fund	25,136,959	13,434,873	13,101,903	26,536,776	3,766,383	1,870,000	5,636,383
Real Estate Excise Tax Fund	5,574,459	3,671,215	2,920,262	6,591,477	2,443,815	2,452,353	4,896,168
Walkways & Waterways Bonds	10,047,000	10,127,397	70,014	10,197,411	11,300	11,400	22,700
Park Capital Fund	13,420,494	3,942,681	10,265,704	14,208,385	539,300	210,000	749,300
Park Impact Fee Fund	560,422	561,886	264,000	825,886	250,159	255,511	505,670
Transportation Impact Fee Fund	1,264,695	690,104	700,000	1,390,104	519,003	524,331	1,043,334
Sammamish River Bridge Fund	30,785,658	19,984,121	5,329,416	25,313,537	1,345,285	36,500	1,381,785
Public Works Shop Fund	9,410,000	5,925,048	2,875,183	8,800,231	4,575,604	11,375,402	15,951,006
Surface Water Management Fund	6,232,337	2,958,870	3,375,336	6,334,206	3,104,643	3,213,972	6,318,615
Surface Water Capital Fund	3,903,467	605,836	1,144,624	1,750,460	3,289,540	925,956	4,215,496
Swamp Creek Basin Fund	148,234	4,971	5,000	9,971	5,000	5,000	10,000
Equipment Replacement Fund	244,101	11,501	241,500	253,001	103,370	93,370	196,740
TOTAL	**$ 150,753,720**	**$ 83,801,503**	**$ 63,448,681**	**$ 147,250,184**	**$ 39,106,245**	**$ 40,783,292**	**$ 79,889,537**

FUND	2021-2022 Amended Expenditure Budget	2021 Actual	2022 Projected	2021-2022 Biennial Total	2023 Proposed	2024 Proposed	2023-2024 Proposed Expenditure Budget
General Fund	$ 31,030,904	$ 14,303,405	$ 16,337,671	$ 30,641,076	$ 15,350,789	$ 15,901,636	$ 31,252,425
Strategic Reserve Fund	0	0	0	0	0	0	0
Strategic Opportunities Fund	5,218,503	1,345,707	3,216,801	4,562,508	313,000	263,000	576,000
Street Fund	3,363,167	1,369,215	1,743,410	3,112,625	1,855,182	1,949,798	3,804,980
KAPE (kenmore Automated Photo Enf. Fund	0	0	0	0	176,500	464,700	641,200
Public Art Fund	144,473	36,110	75,000	111,110	0	0	0
Transportation Benefit District	720,000	350,000	363,372	713,372	350,000	350,000	700,000
ARPA Fiscal Recovery Fund	1,570,900	816,284	740,610	1,556,894	4,242,200	690,211	4,932,411
2016 & 2021 UTGO Debt Service Fund	1,835,100	778,654	1,056,150	1,834,804	1,059,500	1,057,250	2,116,750
Transportation Capital Fund	25,586,959	13,083,940	12,487,652	25,571,592	3,766,383	1,870,000	5,636,383
Real Estate Excise Tax Fund	7,298,412	1,551,102	3,854,248	5,405,350	4,219,888	1,629,012	5,848,900
Walkways & Waterways Bonds	13,347,681	7,317,896	5,782,265	13,100,161	0	0	0
Park Capital Fund	13,790,097	3,658,281	10,109,588	13,767,869	552,500	223,200	775,700
Park Impact Fee Fund	829,412	52,347	706,000	758,347	0	0	0
Transportation Impact Fee Fund	3,862,547	1,222,440	2,245,000	3,467,440	600,000	100,000	700,000
Sammamish River Bridge Fund	30,699,860	19,203,470	5,376,369	24,579,839	1,345,285	36,500	1,381,785
Public Works Shop Fund	8,868,000	5,895,424	2,900,618	8,796,042	4,575,604	11,375,402	15,951,006
Surface Water Management Fund	7,836,809	2,217,216	3,451,280	5,668,496	4,487,782	3,979,997	8,467,779
Surface Water Capital Fund	3,918,467	834,478	1,145,341	1,979,819	3,172,900	776,650	3,949,550
Swamp Creek Basin Fund	795,697	328,158	233,000	561,158	40,000	40,000	80,000
Equipment Replacement Fund	448,456	33,661	214,526	248,187	310,000	160,000	470,000
TOTAL	**$ 161,165,444**	**$ 74,397,788**	**$ 72,038,901**	**$ 146,436,689**	**$ 46,417,513**	**$ 40,867,356**	**$ 87,284,869**

Signature: RGK (Oct 21, 2022 13:33 PDT)

Email: rkarlinsey@kenmorewa.gov

AB-Public Hearing 2023-2024 Budget 11-7-22

Final Audit Report 2022-10-21

Created:	2022-10-21
By:	Leticia Salcido (lsalcido@kenmorewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7v1sdShLC72cMYrvj-H1Xs1Z4CTLkIWo

"AB-Public Hearing 2023-2024 Budget 11-7-22" History

Document created by Leticia Salcido (lsalcido@kenmorewa.gov)
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Document emailed to rkarlinsey@kenmorewa.gov for signature
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Email viewed by rkarlinsey@kenmorewa.gov
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Signer rkarlinsey@kenmorewa.gov entered name at signing as RGK
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Document e-signed by RGK (rkarlinsey@kenmorewa.gov)
Signature Date: 2022-10-21 - 8:33:08 PM GMT - Time Source: server- IP address: 24.22.167.111

Agreement completed.
2022-10-21 - 8:33:08 PM GMT

Powered by Adobe Acrobat Sign

City Of Kenmore, Washington

October 3, 2022

Honorable Members of the City Council
City of Kenmore
18120 68th Avenue NE
Kenmore, WA 98028

Honorable Mayor, Deputy Mayor, and City Council:

With great excitement, we propose the 2023-2024 preliminary budget for your consideration. As the City Council, you control the purse strings of the City of Kenmore, and this preliminary budget is our attempt to advance your priorities while allocating the resources that are necessary to run effective and efficient government operations.

As we began to build the budget and write this budget letter, we reflected on this last biennium and all the way back to the beginning of the pandemic in early 2020. These last two (almost three) years of the pandemic will always stand out in history and will never be forgotten. Here is an excerpt from the budget message two years ago, written in the fall of 2020:

> The year 2020 has unfolded like no other; the effects of the pandemic have changed us forever, and this year's public outcry against systemic racism has made a major impact across our nation and right here in Kenmore.

The events of 2020 did indeed change many aspects of our lives, including how we work, how we interact with each other, and how we see more deeply that entrenched systems need to be eliminated and replaced.

With this profound change, the progress you envision for Kenmore marches on. Under your leadership and vision, we relentlessly and incrementally work to advance Kenmore on the continuous path of becoming a very special place, the Crown of the Lake—a place where all people love where they live.

Not only have you worked to make Kenmore a special place, but you have also been unafraid to explore new territory to advance important causes. For some of these causes, you are boldly going where few cities our size have gone before—you might even be considered modern day pioneers.

What do pioneers look like here and now in the early part of the 21st century?

To help answer this question, we looked up definitions of the word "pioneer" online and here are a couple of definitions that might resonate with the work we are doing here in Kenmore:

- A person who begins or helps develop something new and prepares the way for others to follow
- A person who pushes boundaries to advance a cause

In this budget letter, let's keep these definitions in mind as we review what we have recently accomplished and explore what's coming in 2023-2024.

Before we lay out the budget for the next biennium, let us take a walk down memory lane and reflect on and assess progress made in the previous biennium.

2021-2022 Accomplishments

Responding to the Pandemic

Dealing with the pandemic was a major workload item that continued to consume our time for much of 2021 and a fair amount of 2022. We continued to respond to the needs of the public while adjusting how we got work done as we protected our coworkers from the possibility of infection and did our part to help slow the spread of COVID-19. Our organization continued to be nimble as we changed the way we worked and interacted. Like every city, we had to be pioneers in this uncharted territory.

At the beginning of the pandemic, we created a plan of action with a purpose statement and objectives:

Lead and support employees and the community through the social, mental, health and economic impacts of the pandemic.

Objectives in Responding to the Pandemic:

- Help slow the spread of the virus in our community
- Maintain essential City services
- Keep City employees safe
- Communicate like crazy
- Respond to budget impacts
- Look after each other
- Develop a recovery plan

Our coworkers have been amazing throughout this pandemic. In 2020 and 2021, we were frequently responding and adjusting to changes in gubernatorial and health department directives, and we couldn't be more pleased with how our team came together and worked collaboratively, creatively, and compassionately to solve the problems of the pandemic.

Technology has been our friend during the pandemic and has allowed us to stay productive while practicing physical distancing. In fact, the combination of physical distancing caused by the pandemic and the use of technology has permanently changed the way we work and interact.

Many of our office workers are now on an ongoing work from home arrangement, and a significant percentage of our meetings are held online. Prior to the pandemic, we would have to drive to various parts of the county for intergovernmental meetings and trainings; with remote online meetings, we save travel time and travel costs, not to mention the reduced impact on the planet.

When we presented the budget to you in the fall of 2020, not a single City employee had tested positive for COVID-19. Back then, there was no vaccine available, and we were very cautious and strict about our interactions and the way we did business. Since then, the vaccine has become widely available, and most of us are fully vaccinated and boosted. Even with the vaccine, we would wager to guess that most of us have contracted and suffered through COVID-19.

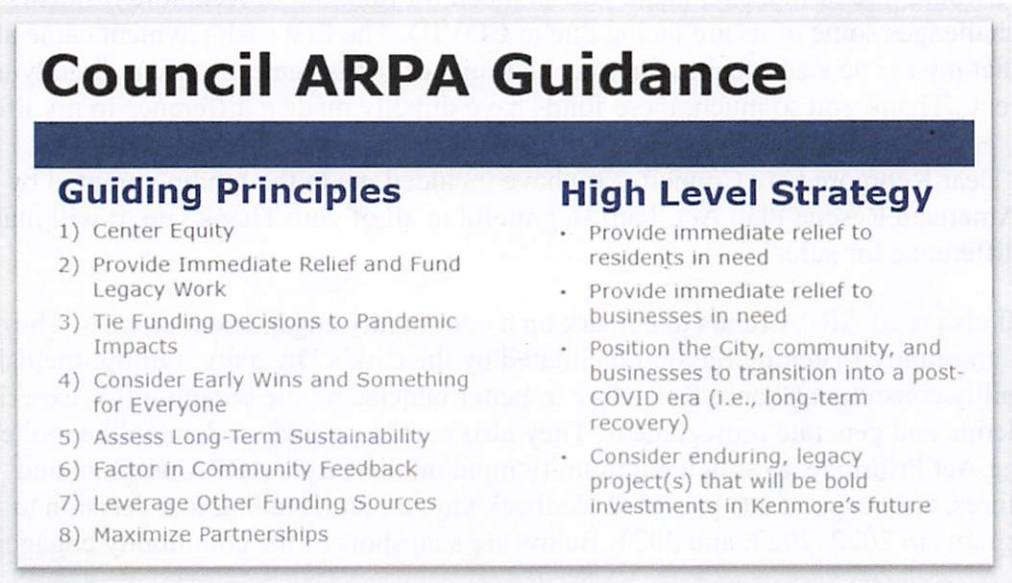
Federal Funding for the Pandemic

Federal funding to help us respond to the pandemic has been a great benefit. It came in two main phases: The CARES Act funding in 2020 and the ARPA funds in 2021.

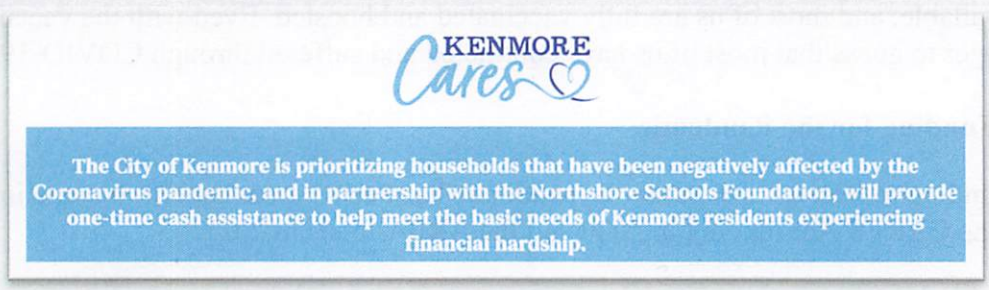
Thanks to the guidance and direction you provided, we put the federal funding right to work, including providing financial assistance to our business community, offsetting our pandemic-related costs, and helping our low-income and most vulnerable residents.

While the federal funding was much needed and timely, managing and administering these programs has been no small effort. We had to shift priorities and divert staff resources toward administering the grants.

In July 2021, the City received the first of two tranches of its $6.4 million in American Rescue Plan Act (ARPA) funds, a $1.9 trillion federal program designed to provide state, local, tribal, and territorial governments with assistance to help communities respond to and recover from the pandemic. With this new funding, in 2021 the City hired an Assistant City Manager/ARPA Administrator and the Council adopted guiding principles and a high-level strategy for utilizing these once-in-a-lifetime funds.



The Council's first priority was to launch a $1 million direct cash assistance program. The City issued an RFP and through a competitive process selected the Northshore Schools Foundation to partner with the City in this important work. The program they created, called *Kenmore Cares*, provided direct cash assistance to Kenmore's lowest income households, and each eligible primary applicant received $2,000 with $250 allocated to each additional household member. The primary requirements for the program were an income at or below 50% area median income (AMI) and Kenmore residency. Between September 2021 and March 2022, the *Kenmore Cares* program served 412 households and 789 individuals.



Here are some of the thanks we received from our community members who received *Kenmore Cares* funds:

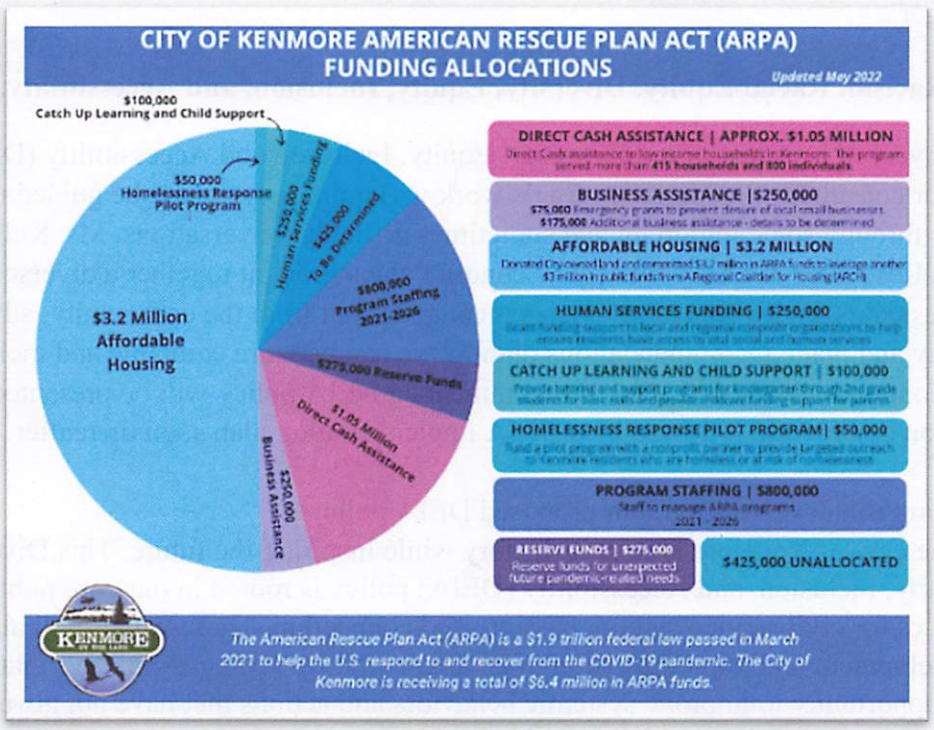
> "I just got my mail and received the check from Kenmore Cares. I cannot say thank you enough for this. It help[ed] very much with my medical bills from so many surgeries and supplies that were necessary. I thought it was an advertisement and had to get my glasses to see what was sent and could not believe my eyes. It made a very dark week for me so much brighter. Thank you so very much."
>
> "Thank you so much for sending me a check for Kenmore Cares. I am so grateful for the money. Bless you for distributing the money. I am so grateful."
>
> "I would like to first say, thank you so much for thinking of Kenmore residents and *[the]* challenges some of us are facing due to COVID. The first cash payment came at a time that my car needed repairs. The second round of funds came and went directly to pay my rent...Thank you so much, these funds have directly made a difference in my life."
>
> "Dear Kenmore City Council, You have included me in the funding granted by the American Rescue Plan Act. I am so grateful to all of you. Thank you, it will make a difference for sure."

City staff also used ARPA funds to embark on a community engagement process. They held an ARPA Community Listening Session facilitated by the City's Diversity, Equity, Inclusion and Accessibility consultant Chanin Kelly-Rae to better understand the community's experiences in the pandemic and generate project ideas. They also purchased and used an online tool called Balancing Act Prioritize, to solicit community input on the City's ARPA program and expenditures. 806 respondents provided feedback via that tool, leading to a decision to fund four new programs in 2022, 2023, and 2024. Below are snapshots of the community engagement

graphic we used as well as an image of the online tool showing some of the program ideas our community voted on.

To better understand the impacts of the pandemic on Kenmore businesses, City staff conducted a business recovery survey. Based on the results of that survey, staff launched an urgent business assistance program aimed at preventing brick and mortar businesses in Kenmore from closing their doors. You also allocated half of our ARPA dollars to affordable housing; more on that pioneering effort later in this letter.

The chart below shows how the City's ARPA funds have been allocated to date:



The City continued to be recognized as a top performer by statewide organizations: The Association of Washington Cities bestowed a 2022 Municipal Excellence Award upon Kenmore for the City's ARPA program, marking the seventh time in ten years Kenmore has been a Municipal Excellence Award winner—an achievement unmatched among Washington cities.

Finally, in anticipation of the work ahead, in August 2022, the City hired two new limited term positions to carry out this work through 2024: a Management Analyst and an Assistant to the City Manager.

Systemic Racism. Racial Equity. Diversity, Equity, Inclusion, and Accessibility.

2022 was a year of progress in our Diversity, Equity, Inclusion and Accessibility (DEIA) journey. Our consultant Chanin Kelly-Rae's work was quintessential as she guided us and the community through some important and sometimes difficult conversations. Ms. Kelly-Rae and our Human Resources & DEIA Manager Leonora Palana brought together a diverse task force of Kenmore residents, and with a lot of engagement and input from the community, advised us on a DEIA policy and made recommendations on how we can be more equitable and inclusive as a city and a community. The task force's recommended DEIA policy will be presented for your consideration this month, followed by a DEIA implementation plan soon thereafter.

The following is an excerpt from our proposed DEIA policy:

> "The City of Kenmore honors its history while inspiring the future. This Diversity, Equity, Inclusion, and Accessibility (DEIA) policy is rooted in our core public service values for civil service: action, passion, and connection. These values will also guide the development and implementation of an aligned DEIA strategic initiative that represents an opportunity to improve systemic behaviors and actions that have not always been, and may not currently be, equitable and inclusive for every member of our community. The City of Kenmore must model best practices for the community, so that local businesses,

> organizations, and individuals might enjoy increased access and improved outcomes for all."

One of the most rewarding aspects of our DEIA journey has been observing how our employees have embraced this work. From supporting the DEIA task force, to attending DEIA training, to working internally on our processes, Kenmore employees have continually risen to the occasion and supported this work. In the last few weeks, employees completed a DEIA exercise to identify both current services that are helping us achieve our DEIA goals and future opportunities to add or enhance services to reach these goals and improve the customer experience. We have been heartened and impressed by the time and care employees took on these efforts. This work product will help us as we build toward the development of a DEIA implementation plan. The engagement and deep commitment of employees to these efforts will be essential to our long-term success.

Climate Action Plan

The United Nations has declared:

> "Climate Change is the defining issue of our time, and we are at a defining moment. From shifting weather patterns that threaten food production, to rising sea levels that increase the risk of catastrophic flooding, the impacts of climate change are global in scope and unprecedented in scale. Without drastic action today, adapting to these impacts in the future will be more difficult and costly."

In 2020, you set the vision and priority for creating a climate action plan for the City. At the time, we created a path forward for development of a climate action plan, a "plan for a plan." With our marching orders clear, the City team stepped up and worked with the community to create a plan.

We knew engaging the community in the development of the Climate Action Plan would be essential. As a result, we provided the following engagement opportunities:

- Three community surveys yielding over 2,200 responses
- Two virtual forums
- Two opportunities for City staff to provide input
- Seven City Council meetings
- One pop-up event at the Hangar
- One online open house with community members and community organizations
- Our surveys and fact sheets were offered in English, Spanish, & Mandarin

The opportunities for the public to engage in the process and provide input on the plan were advertised in our printed quarterly newsletters, mailed directly to homes and businesses, as well as our in our online newsletters and social media posts.

After numerous outreach and public engagement efforts, on May 16, 2022, the Kenmore City Council unanimously voted to adopt the first City of Kenmore Climate Action Plan (CAP). The CAP establishes actions the City and community can take to reduce greenhouse gas (GHG) emissions and reach carbon neutrality by 2050. The CAP also provides strategies to adapt to future climate change impacts. The strategies and actions in the CAP include five focus areas: Buildings & Energy, Transportation & Land Use, Consumption & Materials Management, Natural Systems &Water Resources, and Community Resilience & Wellbeing.

Key goals in the CAP are a 50% reduction in GHG by 2030, a 75% reduction in GHG by 2040, and carbon neutrality by 2050.

Achieving these ambitious and urgent goals will require a significant investment of time and resources beyond what can be accomplished with General Fund dollars. We will say more about this later in this letter.

Affordable Housing

Affordable housing has been your top priority and we have been advancing this priority with multiple tactics, all of which fall under two main strategies:

1. Regulatory policies
2. Taking matters into our own hands to get affordable units built on the ground

On the policy side of the equation, we accomplished the following in 2021-2022 biennium:

- Comprehensive Plan Amendments: Housing Element, Land Use Element, and Capital Facilities Element. The Planning Commission started reviewing these elements in 2021 and presented their recommendations to the City Council in June of this year (2022). Based on Council direction on July 18, 2022 and July 25, 2022, a public hearing was held on September 26, 2022 to consider substantive amendments with ordinance adoption scheduled for October 24, 2022.

- Affordable Housing Special Permit Review Process. In early 2021, the City Council adopted Ordinance 21-0521, making it easier to permit affordable housing projects, particularly those on tax-exempt properties such as churches and on parcels owned by public agencies.

- Transit Oriented District Development Regulations. In August 2021, the City Council adopted Ordinance 21-0533 establishing a six-month moratorium through February of this year, at which time the City Council repealed Ordinance 21-0533 (the moratorium) and adopted Ordinance 22-0543 adopting interim regulations for the Transit Oriented Development (TOD) area, effective for six months. Ordinance 22-0555 extended interim regulations an additional six months through January of 2023. The Planning Commission recommendations on TOD regulations are estimated to be presented to you this fall with a City Council ordinance adoption January 2023.

- Missing Middle Housing Regulations. Planning Commission recommendations were presented to you in June of this year (2022), for an incremental approach allowing

duplexes and triplexes in the R6 residential zone. In July, you gave direction to bring back comprehensive plan and implementing development regulation amendments to allow duplexes and triplexes throughout the R6 zone.

In July of this year, the City Council passed a motion (consent agenda) authorizing the City Manager to execute a Washington State Department of Commerce contract for a grant award to continue work on Missing Middle Housing. A Request for Proposal (RFP) has been issued for a consultant to analyze additional Missing Middle Housing types in the R6 and other residential zones (R1 and R4). The results of this analysis will be presented to the City Council 2023.

Also in July of this year, the City Council authorized staff to execute contract 22-C2836 with Opticos Design to conduct an exercise testing proposed Missing Middle housing regulations and developing a conceptual site plan on two parcels of land, one owned by the Northshore Utility District and one owned by the Northshore Fire District. Results are estimated to be presented soon.

- Residential Rental Eviction Moratorium and Tenant Protections Related to COVID-19. In June of 2021, the City Council adopted Ordinance 21-0525, extending the temporary tenant eviction moratorium (established in March 2020) through September of 2021. This ordinance also included the following renter protections: 1. Creates a defense to eviction for rental debt accrued due to pandemic related hardship; 2. Creates a defense to eviction if a tenant has a rental assistance application in process; 3. Bans late fees for rent that became due during the pandemic; 4. Requires landlords to certify that they have attempted to obtain rental assistance before filing for eviction due to unpaid rent during the pandemic. In September of 2021, the City Council adopted Ordinance 21-0536, extending the temporary moratorium and residential tenant protections through January 15, 2022 to allow additional time to implement legislation on tenant protections and to give more time for tenants and landlords to access available funding.

- Residential Tenant Protection Regulations. In March of this year (2022), the City Council passed Ordinance 22-0545 (effective April 7, 2022) that included the following renter protections: increasing notice for rent increases; capping late fees; capping move-in fees and deposits; authorizing tenant payment plans; prohibiting the requirement for a Social Security number in screening materials; and authorizing alteration of rent due date due to a tenant's fixed income.

  In July of this year, the City Council passed a follow up ordinance which includes the following renter protection measures: Just cause eviction protections that supplement state protections by removing exceptions and requiring landlords to give just cause for all evictions, refusals to continue or renew rental agreements, and other terminations of the tenancy of tenants within Kenmore. This ordinance also included a ban on abusive, deceptive, and unfair practices in rental housing.

We have also entered new partnerships in support of affordable housing and homelessness response.

- Partnership with King County Regional Homelessness Authority. The King County Regional Homelessness Authority (KCRHA) has convened a group of North King County cities (Shoreline, Lake Forest Park, Kenmore, Bothell, and Woodinville) to better coordinate homelessness response efforts in our geographic area. This fall, the KCRHA proposed an interlocal agreement, to be implemented for the next biennium, that would transfer management of all city contracts for homelessness services to the KCRHA. In addition, the agreement proposes a per capita funding commitment of $1.10 for homelessness response, to be paid to the KCRHA, starting in 2025. We are proud to share that Kenmore already commits more than this minimum level of funding to homelessness services. Kenmore is deeply committed to these efforts and has been a major player in this work.

- Memorandum of Agreement (MOA) for North King County Coalition on Homelessness. A loose coalition of government and private agencies have been working on issues of homelessness in North King County. The City of Shoreline has taken the lead on organizing and staffing the group. In October of 2021, the City Council authorized the City Manager to sign a Memorandum of Agreement for this work.

Taking Matters into Our Own Hands: Building New Affordable Housing in Kenmore

As the second of the two main strategies for affordable housing, we have been taking matters into our own hands to accomplish the Council's #1 priority and get new affordable housing units built on the ground.

In the summer of 2021, City staff and two team members from A Regional Coalition for Housing (ARCH) formed an affordable housing working group. The group worked for several months to identify, review, and prioritize possible properties for affordable housing development in Kenmore.

In late 2021, the City of Kenmore submitted a proposal and was selected by a team of graduate students at the University of Washington's Evans School of Public Policy and Governance. From January to June 2022, the four students assisted in the City's affordable housing working group and efforts. Two of the students became full-fledged members of the RFP selection committee and participated in the selection of Plymouth Housing Group (more on that in a moment). The students' work culminated in a fabulous and comprehensive report that they presented to the City Council in June. We are incredibly grateful for these students and their efforts.

The affordable housing working group selected city-owned property at 6532 Bothell Way NE in the heart of Kenmore's downtown as their top priority for an affordable housing development. City staff worked with the City Council to propose that the City donate the land for affordable housing purposes and contribute half of the City's American Rescue Plan Act (ARPA) dollars ($3.2 million) to build affordable units on the property. The City also received $38,000 in support from Enterprise Community Partners, who helped fund some of the needed due diligence reports on the selected property.

In February 2022, the affordable housing working group developed and released a Request for Proposals (RFP) to solicit proposals with the following parameters:

> "The mixed-use building to be designed in this proposal will consist of 100% affordable rental units (including some units affordable to households earning no more than 30%

AMI) and will incorporate commercial or community space on the building's ground floor. This partnership will result in an equitable, cost efficient, visually appealing and high-quality mixed-use building to be constructed and ready for occupancy by the end of 2026."

It's fun to read that now, knowing we exceeded those expectations by a wide margin.

The RPF process closed in April 2022 and the City received three very strong and competitive proposals.

- Plymouth Partnership to Build 100 New Deeply Affordable Housing Units: In a huge win for Kenmore, the committee reviewed the proposals, conducted interviews, and ultimately selected Plymouth Housing Group in May 2022. Plymouth's proposal, which blew us away, is to build 100 new affordable housing units, all for those at or below 30% of our Area Median Income (AMI). The 100 rental units in Plymouth's proposal, all studios and one-bedrooms, are targeted for adult residents who are seniors, veterans, disabled individuals, and individuals who were formerly homeless.

  The full proposal was approved by the City Council in June 2022; we couldn't be more excited about our partnership with Plymouth. On September 13th, Plymouth applied for $5 million in Department of Commerce Housing Trust Fund dollars for this project; we should find out whether we receive those funds in November or December. More on this project, including renderings of the proposed building and courtyard, can be found later in this letter.

- A Future Project at the Holt Property: Just a few weeks ago, the City closed on the purchase of another property, three doors down from Kenmore City Hall, where we envision building additional housing units. We will say more about that later in this letter.

Walkways & Waterways

What a journey the Walkways & Waterways program has been! Spawned from the "Imagine Kenmore" initiative of 2015, the Walkways and Waterways Bond Measure was approved by voters in 2016. Five capital projects were approved in this bond measure:

- Rhododendron Park Boardwalk
- Log Boom Park Waterfront
- Tl' awh-ah-dees Park Waterfront
- 68th Avenue sidewalks and bike lanes
- Juanita Drive sidewalks and bike lanes

At the time of this writing, three of the above projects are complete, and the remaining two are nearing completion. The schedule for completing the Walkways and Waterways projects is similar to what we told the voters back in 2016. Project costs, on the other hand, are higher than was estimated back in 2016 before the projects were designed. However, rather than going back to the voters for more funding, my resourceful coworkers secured additional grant funding and other sources to deliver what was promised. What an incredible team.

Log Boom Park Ribbon Cutting Ceremony on August 9, 2022

West (Southbound) Sammamish River Bridge

After many years of planning, seeking funding, designing, permitting, and constructing, the southbound bridge over the Sammamish River is complete! At a total cost of just under $43 million, this bridge replacement is the largest capital project in the City's history. Under our City Engineer's leadership and tenacity, 90% of the project budget was funded with state and federal grants and contributions from utility companies. We were fortunate to have Ceccanti Construction as the bridge contractor. They did an excellent job and were great to work with.

As we have said before, the new Sammamish River bridge's purpose is not just to get people from point A to point B. The bridge, including its design and features, creates a sense of place. The promenade provides a comfortable and protected space for walkers and cyclists to cross. The lookout point in the middle of the bridge provides a place to gather, reflect, and relax.

The Bridge Lookout

Well done!

Bridge Opening Ribbon Cutting Ceremony, August 11, 2022

Events, Including the Pilot Farmers Market

This year our events team emerged from the pandemic with a splash. We went from virtual events during the pandemic, phased into a few events in 2021, and then produced 27 events so far this

year including the 14 farmers market days. Not including the farmers market, over 9,000 people came out for our events, including more than 2,000 people at the bridge opening event. We averaged just over a thousand shoppers per farmers market day. What a fantastic summer!

Bridge Opening Celebration Event on August 11, 2022

Public Works Facility—Site Acquisition

Last year we achieved a key milestone on our path to developing a permanent home for our Public Works Operations: site acquisition. The City purchased several adjacent parcels that will provide the much-needed space for Public Works to store equipment and materials and provide a base for the crews to operate from. This year we have been going through the process of zoning the property to Public Semipublic, site design, and refining costs and budget.

ADA Transition Plan and Pedestrian Facilities Plan

This year we completed phase 1 of the ADA Transition plan which identified the City's pedestrian infrastructure within the right of way and where improvements are needed. The overall cost of the plan was estimated at $20 million. The next steps are implementation of the phase 1 plan and preparation for completing phase 2 (inventory pedestrian accessibility within public spaces and identifying improvements needed).

We also completed the update on the Pedestrian Facilities Plan (formerly known as the Sidewalk Program). This plan prioritizes where the City should prioritize its efforts in constructing new pedestrian facilities. The overall cost of the plan was estimated at $185 million. The next steps are to identify and seek funding sources to begin implementing the plan.

Automated Photo Enforcement

Earlier this year you adopted the policy and approved the contract for the traffic photo enforcement program that will provide automated photo enforcement of school zone speeds at Arrowhead Elementary and Kenmore Elementary; as well as automated red light photo enforcement at the intersection of 61st Avenue and Bothell Way.

The cameras and associated technology have been installed and we are currently in the two-month warning period. This program will improve safety and slow vehicle speeds, as well as generate revenue for the multimodal safety program and pavement preservation.

Adopted City Council Priorities for 2023-2024

With the above-described accomplishments (and much more not listed above) as context, let us turn our attention to the City Council's vision for what's next. At the retreat in June of this year, the City Council discussed and updated its top priorities for the upcoming biennium. The following month, the City Council formally adopted a list of priorities for the 2023-2024 biennium, as follows:

1. Implement the Adopted Climate Action Plan and Promote Environmental Stewardship, including Water, Air, Forest, and Habitat Restoration and Preservation
2. Increase and Preserve the Options for Affordable Housing Stock
3. Enhance Multimodal Transportation Implementation, Including Pedestrian and Bicycle Safety:
    - -Pedestrian Facilities Plan
    - -Target Zero
    - -Bus Rapid Transit 522
    - -Passenger Ferry
    - -Photo Enforcement (KAPE) Program
4. Develop and Implement a Diversity, Equity, and Inclusion Policy and Program
5. Complete Walkways and Waterways Projects
6. Enhance Public Safety
7. Continue to Seek Opportunities to Complete a Successful Lakepointe Project
8. Seek Opportunities to Promote Economic Development
9. Foster Community Engagement and Participation
10. Foster and Create Fun
11. Respond to the Pandemic

How well positioned are we financially to achieve the City Council's priorities and take care of the City's day-to-day operations? Let's take a look.

The Budget Picture Going Into 2023

Going into 2023, we will have a strong budget with a solid base of revenues and healthy fund balances. One-time sources and uses aside, our General Fund operating revenues exceed our operating sources every year. Taking out one-time sources and uses such as property purchases, transfers to capital, or interfund loans in anticipation of capital project grants, our General Fund's net operating revenues (revenues minus expenditures) have been as follows:

Year	General Fund Net Operating Revenues
2019	$320,586
2020	$1,381,616
2021	$2,215,405
2022 Projected	$580,201

By spending less than we take in, we have positioned ourselves to be able to take advantage of strategic opportunities as they arise. For example, this year we used net revenues to make strategic investments in our downtown by purchasing the old Cozy Inn property on Bothell Way and the Holt property on 181st Street.

Even with these purchases, the ending balance in the General Fund at the end of 2022 is estimated to be $4.09 million. The City's budget policies state that the ending balance (aka reserve) in the General Fund shall be not less than 20% of the General Fund's operating expenditures. In 2022, the projected operating expenditures in the General Fund are $14.1 million (total expenditures less the Holt property purchase), translating into a 20% required reserve in the General Fund of $2.8 million. Therefore, our projected General Fund reserve at the end of the year will be $1.3 million higher than the 20% minimum reserve required.

Despite this good news, we have some budget challenges ahead. This year, inflation has been the highest we have seen in decades. We have traditionally used the region's consumer price index (CPI-W) for June when calculating the next year's fee increases and wage adjustments. This year's June CPI was 9.5%.

In addition, we are seeing cost increases in our police budget that are even higher than inflation. King County notified us of a 13% increase in our 2023 contract for police services. The County attributes the cost increases to risk management and insurance costs, labor costs, and the cost of the new body-worn camera program that will be implemented in 2023.

We also need to right-size our organization to better align staff resources with increasing workload demands. Later in this letter we will outline a number of proposed new positions for the next biennium.

Lastly, for the upcoming biennium, our revenues are not projected to keep pace with inflation. We are predicting that sales tax, our second largest source of General Fund revenue, will be

either flat or decline slightly in 2023. Our largest source of revenue, property tax, will grow by about 3.3% (assuming the City Council legislatively authorizes the use of banked capacity).

So, despite having a healthy budget year in 2022 and ending the year on a strong note, we will be moving into 2023 with some financial headwinds. Thankfully, in 2020 we engaged the community in a Financial Sustainability Plan (FSP) process. In the fall of that year, the City Council adopted the FSP which included expenditure reductions and future new revenues. In keeping with the FSP, the City Council approved a cable TV utility tax earlier this year.

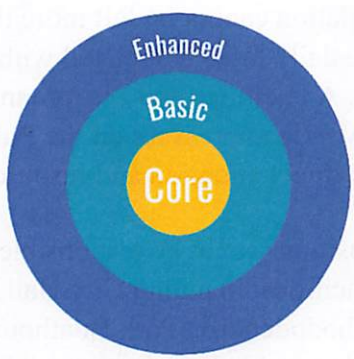
The FSP also plans for a surface water utility tax in 2023 and an admissions tax in 2024. The preliminary 2023-2024 budget assumes we are following the FSP and includes these new revenues. A six percent surface water utility tax ordinance will be brought forward for City Council consideration next month (November 2022). We anticipate that a five percent admissions tax will come before the City Council sometime in 2023.

However, the FSP did not anticipate 9.5% inflation, large police contract cost increases, or the need to bring on additional staff to meet increasing core and basic workloads. While the proposed 2023-2024 budget is balanced, we need to keep a close eye on our finances, and we may need to revisit and adjust the FSP in the near future.

Service Level Budgeting

Amidst these budget challenges and limited resources, we have developed a tool to help us make budget recommendations and decisions. We call it Service Level Budgeting, or SLB. There are a variety of budget methods that governments use to evaluate and analyze their budgets and programs, but this year, learning from previous budgeting methods, we decided to create a lens through which to view the budget that makes sense to us and our organization.

SLB is a method to approach and build a city budget through the lenses of service levels and priorities, beginning with classifying programs as “core,” “basic,” or “enhanced.” SLB recognizes that programs and services are not all created equal and that some programs are more essential for public safety and order, while other programs are more discretionary.



At the City Council's study session on September 26, we described SLB in further detail and provided the results of the work we did with SLB, including how the City's various programs are categorized as core, basic, and enhanced. This work provides both context and a lens through which we can view the biennium budget and make recommendations and decisions on how to allocate the City's financial resources.

The 2023-2024 Biennium Budget Plan: Key Components and Highlights

Now that we know our budget picture, the City Council's priorities, and a method to help us make budget decisions, let's dive into the key highlights of the preliminary 2023-2024 biennial budget.

Aligning Resources with Workload

Our first job is to run a good City and take care of our core and basic functions. As the City's population and infrastructure has grown, so has our workload and the corresponding need to provide resources to meet this growth. Service requests, permitting activity, facility needs, and overall expectations from our residents have gone up, especially in recent years. This growth in workload has impacted a number of our coworkers and their ability to do what they do best every day. As a result, we are proposing the following new positions in this budget:

Maintenance Workers (2). We have been planning for the addition of two maintenance worker positions in anticipation of the Walkways & Waterways projects being completed and coming online in 2023. These two positions will be needed to help with the added maintenance that will come with the new sidewalks and landscaping on 68th Avenue and Juanita Drive as well as the new improvements at Tl' awh-ah-dees and Log Boom Parks. As a result, these two new positions will help meet workload demands in both core (streets and sidewalks) and basic (parks) service levels. When Twin Springs Park opens next year, it will also generate additional new maintenance workload and require the assistance of these two new proposed maintenance worker positions.

Facilities and Fleet Manager. The increasing workload demands that come from new infrastructure and a growing population cannot be felt more than on our Public Works Operations team. In particular, the daily tasks associated with operating our fleet and city buildings have continued to grow. A Facilities and Fleet Manager position is sorely needed to take on these tasks and alleviate workload pressure on the Public Works Operations personnel, allowing them to more effectively direct attention and resources throughout the department.

A Facilities and Fleet Manager position would be responsible for managing all aspects of facility maintenance for all City-owned facilities including City Hall, the Hangar, the Post Office building, the Senior Center, the Rhododendron Park Boathouse, and the future Public Works Maintenance Facility. This position would also be responsible for fleet operations and maintenance, including purchasing new vehicles. This position would supervise others including

the Senior Building Maintenance Technician and the Part-Time Building Maintenance Technician. Because this proposed new Facilities and Fleet Manager position will support facilities and fleet needs that are associated mostly with core and basic services, this position fits into both core and basic service levels.

The demands of the facilities and workload to support the facilities have significantly increased due to:

1. Adding buildings, especially the Hangar building. The Hangar is not just a building; it's a program. The Hangar's main purpose is to be a year-round living room for our community. Fulfilling this purpose means encouraging the public to come and use the Hangar as a gathering space and to produce community Love Notes. The Hangar program requires daily building cleaning and maintenance, managing the tenant, handling ongoing reservations of the Otter and Beaver Rooms, and providing a regular presence in the building.
2. Existing buildings, including City Hall, are aging and require more maintenance.
3. The need for increased fleet and facilities coverage to support maintenance activities during regular daytime business hours. Our current staff coverage is seven days a week, but only during the afternoon and evening hours. This makes it very difficult to schedule maintenance performed by contractors.
4. Overall workload generated in our facilities has increased so much that the department cannot complete tasks in a timely manner, resulting in less than satisfactory customer service both internally and externally.
5. The department is currently very behind on replacing City fleet vehicles due to demands in other department areas.
6. Additional help needed to manage increases in our fleet and equipment inventory to support the proposed new positions in Public Works Operations, Environmental Services, and Development Services.

The Facilities and Fleet Manager will enable proactive building and fleet maintenance and help move the department away from being in a mode of constantly putting out fires, so to speak. Not adding this position would mean that Public Works Operations personnel would continue to be frustrated and overwhelmed and both internal and external customer service would continue to suffer.

Permit Specialist (part-time at 25 hours per week). The Development Services Department currently has one full-time Permit Coordinator. The Permit Coordinator position is responsible for the intake, coordination, and issuance of nearly one thousand permits per year, manages the online permit portal (mybuildingpermit.com), and answers approximately 70% of all the City's incoming phone calls. This position is often the first point of contact for residents, developers, and contractors who have never interacted with City staff. Even with the highest performing person in this position, the workload continues to exceed what is possible for one person. To provide quality customer service and continue processing all the incoming permit applications in a timely manner, this new position is needed. Ideally this position would be a full-time

employee; however, due to budget constraints, a part-time position at 25 hours per week is proposed. If this new position is approved, the current Permit Coordinator would be reclassified to Senior Permit Coordinator and would supervise the new position. This proposed new position is considered part of the core service level given its main function to process permits in a timely manner.

Construction Inspector. As property throughout Kenmore is developed or redeveloped, the City is responsible for reviewing civil engineering plans for streets, sidewalks, utilities, and drainage. As these projects get built, the City is also responsible for inspecting the new roads, sidewalks, and surface water facilities and drainage.

Much of this infrastructure built by private developers eventually becomes owned and/or maintained by the City (e.g., new public roads, sidewalks, etc.), and it is imperative that it be properly and thoroughly inspected prior to final approval. For the past few years, this inspection work has been completed by a consultant engineering firm. In 2020 the City spent $107,000 on this contract, and in 2021 the City spent $110,500. This year, we're expected to spend over $125,000 on this contract. Work done by a consultant can be convenient because of the on-call nature of the relationship; however, consultants, at an hourly rate, cost more than an in-house employee, experience more frequent turnover (and thus cause more time getting new consultants oriented with the City's codes), and do not have the same level of interaction and coordination with City staff.

As a result, we are proposing to discontinue the use of an engineering firm for construction inspections and use the money saved to help fund a full-time Construction Inspector position. This position would provide the level of service needed to meet the construction inspection workload demands and provide improved communication and coordination between departments (e.g., working closely with Public Works personnel). The new Construction Inspector position would also provide more consistent services and inspection scheduling for the public and help balance the workload of the current Development Review Engineer position (allowing that position to spend the time they need on review of engineering plans). Because this position focuses on safety, water quality, and state and local code compliance, this proposed position is in the core level of service. If this Construction Inspector position is approved, the Development Review Engineer will be reclassified to Senior Development Review Engineer and will supervise the new Construction Inspector Position.

Limited Term Parks Projects Manager. We currently have two Parks Project Managers, one of which is on a limited term through December of this year. We are proposing to extend the term of this position five more months through May of 2023. This extension is needed to allow the regular Parks Project Manager the time to finish and close out the two Walkways and Waterways parks projects. After the completion of the Walkways and Waterways projects, there will be a significant drop (both in number and scope) park projects to manage, and one Parks Projects Manager will be sufficient to manage the remaining projects.

Recreation Supervisor. We currently have a half-time recreation coordinator position in the Community Development Department. The person in this position also serves as a half-time administrative assistant. We are proposing to increase the recreation coordinator from half-time to full-time, reclassify the position to recreation supervisor, and move the position over to Public Works Operations. While the City's recreation model does not directly provide recreation programs and instead contracts with other organizations to produce the recreation programming, these programs have been growing and require more supervision. In addition, in the first half of 2023, two new picnic shelters will come on-line for the public to reserve. Further, this position will take on coordination with the rowing programs in the first half of 2023 (due to the term of one of the Park Project Manager positions ending). Recreation programs are placed in the enhanced service level category; we are proposing this half time increase in this position to properly perform the work needed to support existing recreation programs, plus the anticipated addition of picnic shelter rentals (which should generate a small amount of off-setting revenue).

As for the half-time administrative assistant position remaining in Community Development, we are proposing to add five hours to this position, bringing it to 25 hours per week. This increase is needed to adequately keep pace with the department's administrative support needs, including Planning Commission meeting administration (scheduling, agendas, attendance, preparation, minutes, etc.).

Senior Environmental Services Technician. The City holds a National Pollutant Discharge Elimination System (NPDES) permit for its citywide surface water management system. The standards and requirements that go with this permit, with the goal of improving the quality of water that enters our rivers and lakes, continue to increase and become more rigorous. While this is a good thing and benefits our ecosystems, the new requirements mean increased workload in our Environmental Services Department. The year 2023 will bring higher NPDES permit standards we need to meet. As a result, we are proposing this new position be added in 2023 to help handle this increased workload in our last surface water utility rate study. This proposed position is considered at the core service level because it is needed to comply with NPDES requirements. This position will supervise the two existing Environmental Services Technician positions and will perform the additional work associated with the increased NPDES permit requirements.

GIS Analyst. Geographic Information Systems (GIS) have been the standard for data storage, analysis, and distribution for municipalities for many years. In addition to managing the city's assets, GIS also provides the framework that supports many other City functions, including the City's inspection/work order system, service request system, utility locates, permitting systems, surface water utility fee calculations, remote environmental monitoring systems, data analysis, website maps, map production, and public access to data.

The City's NPDES permit requires that the surface water utility infrastructure, which includes over a hundred miles of storm drainpipes and ditches, catch basins, tanks, vaults, ponds, bioswales, rain gardens, and more, must be mapped and maintained in GIS. Mapping and analysis requirements become more stringent each permit cycle.

Critical area data, including streams, wetlands, and steep slopes, is continually collected as projects develop in the City. Public Works has or needs GIS data on City assets located in the right-of-way, within easements, and on privately owned infrastructure that interacts with City operations. Examples include assets such as pavement, roadway markings, sidewalks, signs, guardrails, vegetation/landscaping, light poles, transportation and traffic safety assets, and parks assets. Supporting data must also be continually updated and maintained, which may include items such as georeferenced aerial photography, LiDAR, impervious areas, topography, vegetation/tree canopy, property data, street updates, and addresses.

Moving forward, the City has adopted a Climate Action Plan which will require a host of new GIS datasets to be created, monitored and applications developed, such as solar power locations throughout the City, EV charging locations, air quality monitoring sites/data, tracking for grants and incentives, and carbon sequestration monitoring of restoration projects or tree planting locations. To date, staff have only kept surface water GIS up to date to meet minimum requirements for the NPDES permit; most of the City's assets are out of date.

We are far behind in getting information entered in GIS, and we are not keeping what has been entered up to date and current. If we can get this information more effectively entered and tracked, then we will be more effective and efficient with our customers as well as more proactive with the planning and maintenance of our infrastructure. To provide just one example, we would like to install a new customer service portal on our web page, but we lack the resources needed to enter the GIS data that is required to activate the portal.

As a result, we are proposing a GIS Analyst position starting in 2023. This position would maintain the city's GIS databases (such as critical areas, stormwater assets, parks assets, facilities assets, transportation assets, right-of-way assets, plats, property information, etc.), implement and support the city's GIS systems and services (including online applications such as the customer service portal and data sharing portal, Cityworks, Trakit, utility locates, and online maps), oversee updates and security maintenance of the City's GIS systems, and support staff with data analysis and map production.

Two-thirds of the cost of this position would be funded through the Surface Water Management utility, and the other third would be funded from the Street Fund. This proposed GIS analyst is at the core service level because it will support core functions such as surface water and streets. This position would report to the Environmental Services Director.

Other Organizational Changes. In addition to the proposed new positions described above, we will be making the following organizational changes:

- Change the title of Assistant City Manager to Deputy City Manager. Move Public Safety (police, court, jail, prosecutor, public defender) to her responsibilities. Move the City Clerk from Finance and Administration to the City Manager's Office; the City Clerk will report to the Deputy City Manager.
- To reflect their direct reporting relationship to the City Manager, change the titles of Public Works Operations Manager to Operations Director, City Engineer to City

Engineer/Engineering Director, and Environmental Services Manager to Environmental Services Director.

- Move Emergency Management from the Development Services Director to the Community Development Director.
- The Volunteer and Events Supervisor and Events Specialist will move from the City Manager's Office to Public Works Operations.

Advancing the City Council's Priorities in the Next Biennium

In addition to taking care of our core and basic functions and right sizing our organization, we must focus on advancing your top priorities. Let's start with the City Council's number one priority, the Climate Action Plan and Environmental Stewardship.

Climate Action Plan and Environmental Stewardship

On April 4, 2022, the Intergovernmental Panel on Climate Change (IPCC) – the scientific group of the United Nations charged with monitoring and assessing global developments on climate change – issued its sixth report. According to the latest assessment, greenhouse gas (GHG) emissions continue to grow, and there is increased concern about our ability to limit global warming to 1.5°C above pre-industrial levels. According to the Climate Reality Project, once we arrive at the 1.5°C threshold, "We start getting into scenarios that make most dystopian horror movies look like children's coloring books."[1]

The IPCC's findings are clear: Local governments like ours must join regional, state, and national governments to drive action that facilitates a rapid transition to a low-carbon, climate-resilient, and sustainable global community. Now more than ever, cities like Kenmore have a critical role to play in addressing the climate change impacts already at our doorstep. IPCC Working Group Co-Chair Jim Skea stated the following: "It's now or never if we want to limit global warming to 1.5°C. Without immediate and deep emissions reductions across all sectors, it will be impossible."

Kenmore's Adopted Climate Action Plan sets a goal to reduce our greenhouse gas emissions by 50% by 2030 and be net carbon neutral by 2050. The plan sets forth things the community can do, things the City can do, and things we can do together to meet this goal.

Using the actions identified in the adopted Climate Action Plan, our Environmental Services team has developed the following table that outlines the actions and the costs of achieving a 50% reduction in greenhouse gas emissions by 2030:

[1] www. https://www.climaterealityproject.org/

Climate and Environmental Stewardship Program Costs (Including CAP Personnel & Material Costs)									
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	CAP Action	GHG Reduction Potential
Municipal Operations - 388 MT CO2e Reduction (0.4% Total Emissions) By 2030									
1	PSE Green Power Program for City Facilities	18,888	20,021	21,222	22,495	23,845	25,276	MO 1.3	Very High
2	Converting City Street Lights to LED	3,888	4,121	54,368	79,630	79,908	5,202	MO 1.2	Moderate
3	Electrifying the City's Fleet and Equipment	105,638	111,976	118,694	125,816	133,365	141,367	MO 2.2	Moderate
4	Energy Efficiency Upgrades for City Facilities	107,388	113,831	120,661	127,900	135,574	143,709	MO 1.2	High
Buildings and Energy - 51,068 MT CO2e Reduction (60% Total Emissions) By 2030									
5	Community Outreach & Education Programs	25,413	26,937	28,553	30,267	32,083	34,008	BE 1.1, 2.1, 2.2, 2.3	High
6	State Energy Related Building Standards - Regional Collaboration	33,273	35,269	37,385	39,628	42,006	44,526	BE 1.2	Moderate
7	State Clean Energy Transformation Act Regional Collaboration	33,273	35,269	37,385	39,628	42,006	44,526	BE 1.2	Very High
8	Incentivization Program to Transition Community to Electric and Sola	19,350	20,511	21,742	23,046	24,429	25,895	BE 2.1	High
9	Monitor PSE Grid Reliability	3,500	3,710	3,933	4,169	4,419	4,684	BE 2.5	Resilience Action
10	Rebate Program for Low Income Transition to PSE Green Power	42,830	45,400	48,124	51,011	54,072	57,316	BE 2.2	High
Transportation and Land Use - 26,385 MT CO2e Reduction (31% Total Emissions) By 2030									
11	Community Outreach & Education Programs	25,413	26,937	28,553	30,267	32,083	34,008	TL 3.1	Moderate
12	Federal Vehicle Fuel Economy Standards	15,773	16,719	17,722	18,785	19,912	21,107	-	High
13	Develop and Update Climate Action Element in Comp Plan	97,385	2,528	2,680	2,841	3,011	28,192	TL 2.2, MO 5.1	-
14	Expand EV charging stations throughout City	52,735	55,899	25,545	27,078	28,702	30,425		Moderate
15	Evaluate Climate Related Vulnerability in Landslide/Flood Hazard C	-	25,000	-	-	-	-	TL 1.3	Resilience Action
16	Rebate Program: Small Gas Engines to Electric	4,135	4,383	4,646	54,925	55,220	5,534	TL 3.1	Low
Other - 7,660 MT CO2e Reduction (9% Total Emissions) By 2030									
17	Sustainable Zero Waste Food, Composting & Recycling Programs	22,200	23,532	24,944	26,441	28,027	29,709	CM 1.1, 2.2	Low
18	Incentivization for Composting & Recycling Mandate	3,888	29,121	29,368	29,630	29,908	30,202	CM 2.3	Low
Natural Systems & Water Resources									
19	Community Outreach & Education Programs	55,058	58,361	61,863	65,574	69,509	72,922	NS 1.1, 1.2, 2.1	Moderate
20	Urban Forestry Plan: Tree Canopy Expansion	147,577	124,631	165,109	140,035	184,438	157,344	NS 2.1	Moderate
21	Open Space Acquisitions (Grant Matching)	165,976	175,934	186,490	197,679	209,540	210,750	NS 2.1	Low
22	Habitat Restoration Programs	45,248	47,963	50,841	53,891	57,125	58,280	NS 2.2, 2.3	Low
Community Resilience & Wellbeing									
23	Community Outreach & Education Programs	44,088	46,733	49,537	52,509	55,659	58,242	CR 1.1, 1.2	Resilience Action
24	Community Air Quality Monitoring Program	18,023	19,104	20,250	21,465	22,753	23,361	CR 1.3	Resilience Action
25	WSDOT Vulnerability Assessment - Kenmore Focus	-	-	25,000	-	-	-	CR 1.4	Resilience Action
26	Utility Tax Rebate Program for Low Income	85,160	90,270	95,686	101,427	107,513	108,282	CR 2.1	Resilience Action
Monitoring and Evaluation									
27	CAP Monitoring and Updates	66,123	70,090	74,295	78,753	83,478	84,699	-	-
28	Green House Gas Inventory Update	13,985	19,824	15,714	21,656	17,656	23,715	-	-
Other Related Costs									
29	Other	50,000	53,000	56,180	59,551	63,124	66,911	-	-
	Subtotal	1,306,200	1,307,072	1,426,488	1,526,098	1,639,363	1,570,189		
	Administrative Overhead (15%)	195,930	196,061	213,973	228,915	245,905	235,528		
	Total	1,502,130	1,503,133	1,640,462	1,755,012	1,885,268	1,805,718		

The actions and costs listed above include several new staff positions needed to execute these actions. These positions would be as follows:

- CAP and Environmental Stewardship Manager
- CAP Community Engagement Coordinator
- Arborist
- Administrative Specialist

A more detailed description of the above positions as well as additional information for all the climate actions listed in the table above will be presented and discussed at the October 17 City Council meeting.

Note that the annual cost of this program is estimated at $1.5-1.9 million per year. While this is the cost of the actions staff believe need to be taken to achieve the emissions reduction goal, the City Council may wish to adjust the list based on policy preferences and financial constraints. For example, several of the items on the list do not directly reduce greenhouse gas emissions and

are solely resiliency measures (though resiliency measures were given high priority by respondents during the development of the CAP).

Potential Funding Sources. To fund this package of climate actions, the following menu of funding options may be considered:

1. Revenue Options Under City Council Authority
    a. Electric Utility Tax: Increase from 4% to 6%: $270,000 per year
    b. Natural Gas Utility Tax: Increase from 4% to 6%: $122,000 per year
    c. New Solid Waste Utility Tax at 10%: $300,000 per year
    d. New Business & Occupation Tax at the 0.2% max rate: $400,000 per year
    e. Water & Sewer Franchise Fee: Increase from 5% to 10%: $550,000 per year
    f. Increase the Transportation Benefit District Vehicle License Fee from $20 to $50 per year (maximum allowed under City Council authority) and reduce the General Fund contribution to the Street Fund by the same amount: $525,000

2. Revenue Options That Would Require Voter Approval
    a. Institute a transportation benefit district sales tax of 0.2% (10-year sunset) and reduce the General Fund contribution to the Street Fund by the same amount: $840,000 per year
    b. Property Tax Levy Lid Lift: Full amount of the CAP package

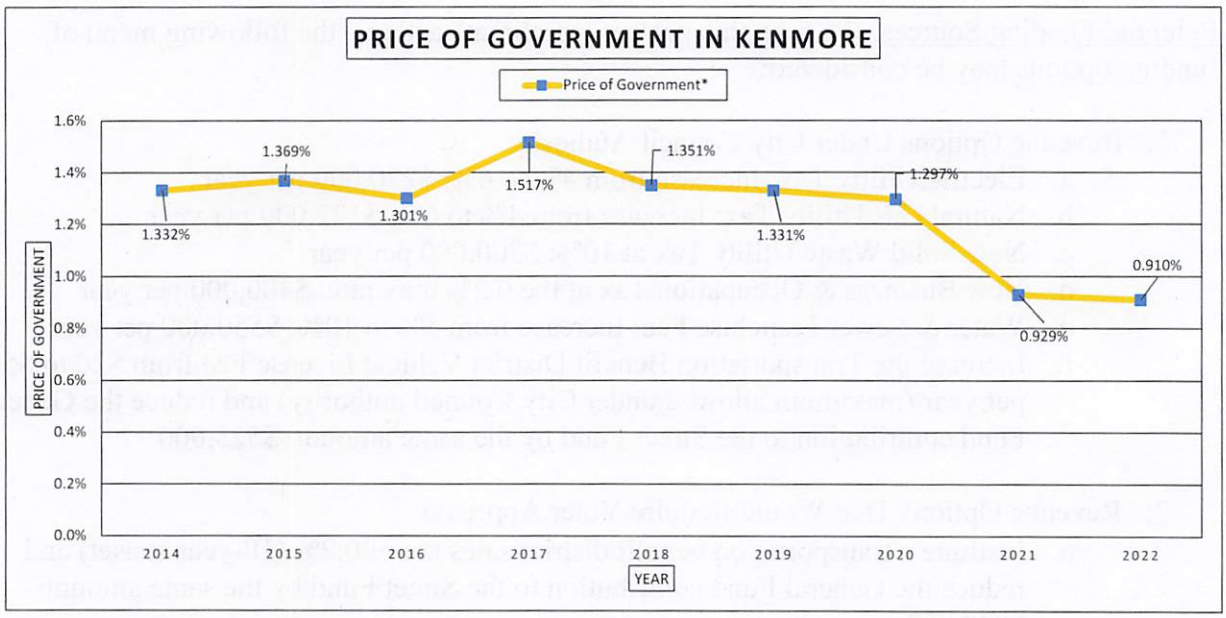
As you can see from the above list of potential funding options, except for a levy lid lift, no single revenue option would fully fund the Climate Action package. If the City Council were to explore a property tax levy lid lift, there are several options:

- Single-Year Permanent Levy Lid Lift. A single year increase in the total property tax collected and then remain at that amount in subsequent years, plus the one-percent growth factor allowed each year.
- Single-Year Temporary Levy Lid Lift. A single year increase in total property tax collected; the following year the property tax would drop down to the original amount (plus the one percent increase).
- Multi-Year Permanent Levy Lid Lift. Increases over multiple years up to six years; in the seventh year and beyond the total amount collected would remain, plus the one percent growth rate allowed each year.
- Multi-Year Temporary Levy Lid Lift. Increases over multiple years up to six years; in the seventh year the amount would go back to the pre-levy lid lift level, plus six years of growth at one percent per year.

In considering whether a new tax such as a voter-approved levy lid lift would be appropriate or well-received, one perspective to consider is the "Price of Government" theory.[2] Price of Government puts forth the idea that taxpayers have a range of tolerance for paying taxes. This tolerance is defined as the percent of household income being paid toward taxes. Taxes paid as percentage of income is known as the Price of Government. While Price of Government is

[2] *The Price of Government: Getting the Results We Need in an Age of Permanent Fiscal Crisis*, by David Osborne and Peter Hutchinson, 2004

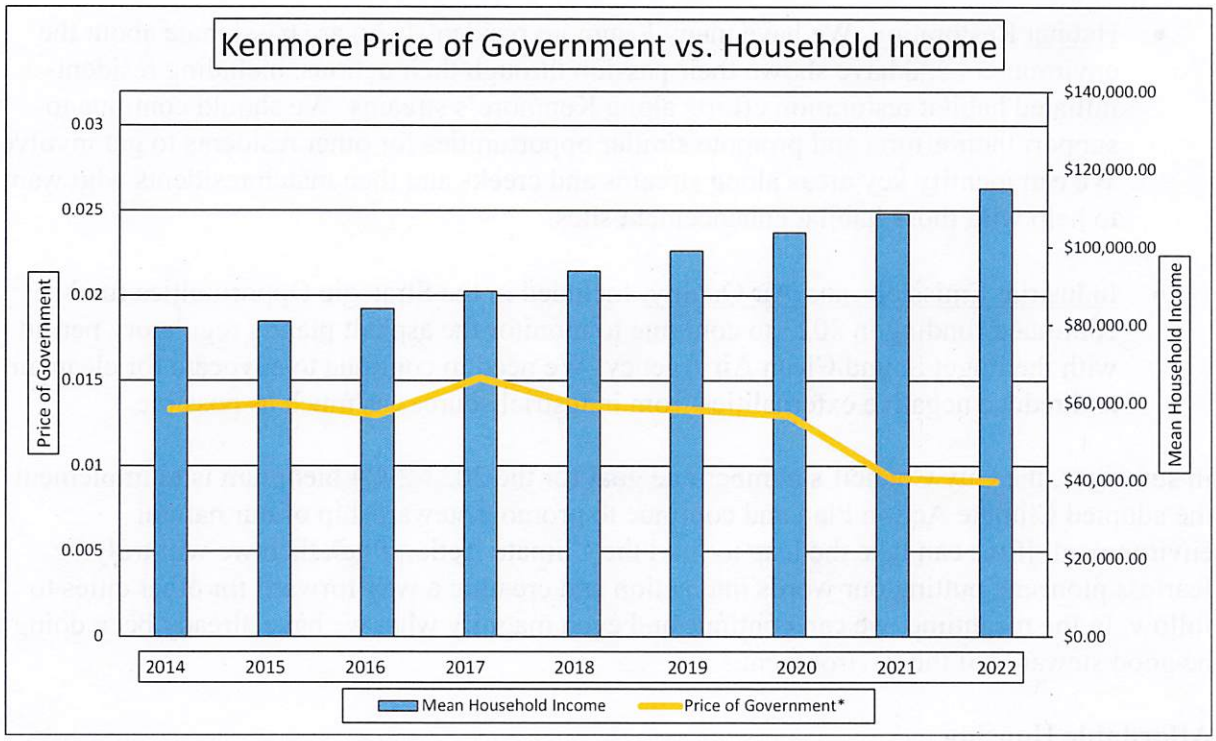
usually viewed across all levels of government, it can be helpful to focus on the price of Kenmore's local government:



For the purposes of the above graph, Price of Government includes taxes that Kenmore directly assesses on its residents and businesses, including property tax, utility taxes, and surface water management utility charges. The above graph does not include sales tax because both non-residents and residents pay sales tax in Kenmore; conversely, Kenmore residents pay sales taxes outside of the city.

Note how Kenmore's tax burden, as a percentage of income, has declined since 2014. The following graph looks at both Kenmore's tax burden (Price of Government) and household income:[3]

[3] Income data for both graphs is from the American Community Survey for 2014 to 2020 and the Census for 2022. 2021 income data for Kenmore was not available, so we used the average growth rate from 2014 to 2020 to estimate 2021.



Price of Government is just one data point in considering new revenue sources. Equity, such as whether a potential new revenue source has an exemption for low-income households, needs to be included as well.

As part of this budget process, discussions around implementing the Climate Action Plan, including how and when to fund it, will take place, including the presentation scheduled for October 17. In our upcoming presentation about possible future funding options, we will also discuss other City Council high priority needs that might be included in a package, such as affordable housing and/or public safety.

In addition to funding a Climate Action Plan, there are other key actions we can take to be stewards of the earth's resources. Below are some environmental initiatives we are moving forward with:

- Tree regulations. If the part-time permit specialist is approved, we will be better able to answer the increased number of inquiries and permit requests regarding trees. You adopted the "Tier 1" list of tree regulations earlier this year, and you have discussed and asked for further analysis and study of the "Tier 2" list. We plan on bringing Tier 2 back for your consideration and approval soon, including an Exceptional Tree Ordinance.

- Culverts Analysis. The Environmental Services Department hired a firm to conduct an analysis of the stream culverts throughout the City. The analysis identified the culverts that prevent fish passage and has prioritized those culverts that would have the most positive impact on fish habitat. In 2023 we will explore ways to fund the replacement of these culverts.

- Habitat Restoration. We have many Kenmore residents who are passionate about the environment and have shown their passion through their actions, including resident-initiated habitat restoration efforts along Kenmore's streams. We should continue to support their efforts and promote similar opportunities for other residents to get involved. We can identify key areas along streams and creeks and then match residents who want to help with those habitat enhancement sites.

- Industrial Emissions and Air Quality. Included in the Strategic Opportunities fund is continued funding in 2023 to continue to monitor the asphalt plant's regulatory permit with the Puget Sound Clean Air Agency. We need to continue to advocate for clean air and reduce negative externalities from industrial sources as much as possible.

In summary, the City Council's number one goal for the 2023-2024 biennium is to implement the adopted Climate Action Plan and continue to promote stewardship of our natural environment. If we can take the leap to fund the Climate Action Plan, then we will truly be fearless pioneers, putting our words into action and creating a way forward for other cities to follow. In the meantime, we can continue and even magnify what we have already been doing to be good stewards of the environment.

Affordable Housing

The Puget Sound region is suffering from an acute housing affordability crisis. Over the last decade, home prices in King County have grown at a significantly higher rate than household income. Demand continues to outpace supply, and a recent study found that Washington ranks last in the nation for housing availability.[4]

There are countless people who would love to live in Kenmore and other close-in cities but just can't afford it. These are people who would like to live closer to their jobs. They are teachers, engineers, grocery store managers, firefighters, airplane machinists, wetland biologists, nonprofit administrators, university faculty, and many other workers.

To be able to afford to buy an average single-family home in Kenmore, a family must earn close to $300,000 per year - nearly three times the King County median income. Lack of housing inventory in relation to jobs and population growth is the main cause of this crisis.

Lack of choice in housing types is also a major problem. The overwhelming majority of housing in Kenmore falls into the two ends of the housing spectrum: Midrise multifamily apartments and single-family homes, with hardly anything in between. In Kenmore we can do our part to help alleviate the problem by providing more attainable housing choices that are still "house-scale" and preserve the look and feel of our residential neighborhoods.

Kenmore is known as a first ring suburb to major job centers in Seattle and the Eastside. For the climate and for racial and social equity, cities near these job centers have an obligation to unlock and make more efficient and equitable use of their residential land. We also have an obligation to provide subsidized housing for lower wage earners and seniors and disabled residents on low

[4] https://seattleagentmagazine.com/2022/01/06/study-washington-ranks-last-in-housing-availability/

fixed incomes. These members of the community should also have the ability to be closer to jobs, services, and transit.

Too, we need to do our part to end homelessness. A recent Department of Commerce study concluded that, contrary to the popular belief that drug addiction and mental illness are the primary causes of homelessness, lack of affordable housing is the main cause of homelessness.[5]

Another study found that for every $100 increase in median rent, those living in poverty see a 14.5 percent increase in homelessness in metro areas in the U.S.[6] In Kenmore, we are seeing rent increases in the hundreds of dollars per month.

The City Council's recent work in adopting tenant protections is an important step to help people stay housed and prevent homelessness. We also need to be engaged in the regional conversations and part of the solutions that come out of those conversations. We need to be partnered with the King County Regional Homelessness Authority, King County agencies, our neighboring cities, and key nonprofits such as Mary's Place.

Our two-pronged affordable housing strategy, 1) regulatory policies and 2) on-the-ground opportunities, will continue into this next biennium.

Regulatory Policies. On the policy prong, subject to your direction, we anticipate the following policies and regulations to move forward:

1. Missing Middle Housing (MMH) is a housing type between single-family homes and apartments which provides additional "house-scale" housing choices within single-family zones. The first phase of Missing Middle Housing concluding in 2022, is adopting comprehensive plan policies that support Missing Middle Housing (MMH) with implementing regulations allowing duplexes and triplexes in certain parts of the city. The next phase of MHH housing, starting the fourth quarter of 2022 and concluding in June 2023, is hiring a consultant to conduct research exploring expansion of the geographic area for MMH to other single-family zones (R1, R4) and also exploring allowances for additional types of MMH (e.g., cottage housing) within single-family zones. The Missing Middle Housing grant from the Department of Commerce provides the funding to hire a consultant to research both expansion of the geographic area for MMH and allowances for different MMH housing types. We understand that the City Council is particularly interested in looking at cottage housing regulations which could be part of the consultant contract and brought forward for City Council consideration in 2023.

2. The proposed 2022 Comprehensive Plan amendments also support implementing regulations for smaller lot sizes and smaller footprints for single-family homes, which is also a potential 2023 land use regulation docket item before the City Council. The City Council typically gives direction on the docket in January or February each year.

[5] http://www.commerce.wa.gov/wp-content/uploads/2017/01/hau-why-homelessness-increase-2017.pdf
[6] Journal of Urban Affairs, New Perspectives on Community-Level Determinants of Homelessness, 2012

3. The Planning Commission recommendation on Transit Oriented Development (TOD) regulations will be presented to the City Council next month, but regulations (i.e., the TOD ordinance) will be brought forward for City Council adoption in early 2023. A potential docket item for 2023 is expansion of the Multi-Family Tax Exemption (MFTE) to be concurrent with zones that support TOD development.

4. Revisiting and updating the Affordable Housing Strategy is a future docket item potentially in 2024. The Affordable Housing Strategy was adopted in 2016.

5. If the appeals to the Manufactured Housing Ordinance adopted in 2019 are resolved in the next biennium, then the City Council could consider a Planning Commission docket work program on Comprehensive Plan and municipal code amendments on the future up-zoning outlined in Resolution 19-319 for the four mobile home parks north of SR-522.

On-the-Ground Opportunities. In addition, and as the second prong in our efforts to increase affordable housing, we are taking matters into our own hands and building actual housing units on the ground in Kenmore:

1. Partnership with Plymouth. The City's partnership with Plymouth Housing Group to build 100 new deeply affordable housing units is a game-changer and is another example of our fearless pioneering. We don't know of any other cities our size making this level of commitment to building new affordable units on the ground. All the units are for those at or below 30% of our Area Median Income (AMI) with all the units targeted for residents who are seniors, veterans, disabled individuals, and individuals who were formerly homeless.

   We fondly remember your reactions on May 23, 2022 when staff unveiled the Plymouth partnership and project. We feel the same way about this project, which will be located in the heart of our downtown, on a major transit line, with many amenities within easy walking distance.

   Plymouth Housing Group has applied for $5 million in Department of Commerce Housing Trust Fund dollars for the project; we should find out whether they receive those funds in November or December. In addition, Plymouth will be applying for vouchers for residents through the federal Low Income Housing Tax Credit program.

   The project, to be funded by $3.2 million in ARPA funds and leveraging $3 million from ARCH, is expected to break ground in mid-2023 and be completed by the end of 2024.

   In the ground floor space, we are excited to have a commitment from Bastyr University to build a wellness clinic and apothecary/tea shop that will serve residents of the building as well as the greater Kenmore community.

   Below are a few early renderings of the project, including a sketch of the proposed community courtyard that will be a new outdoor gathering space for all to enjoy.

- More Housing at the Holt Property. Thanks to your foresight and action, the City now owns the Holt property, located three doors down from Kenmore City Hall. We envision building new housing units at this location, which, as you know, is in an incredibly walkable location, across the street from a Safeway grocery store and a Rite Aid drug store and one block from transit as well as many other amenities. The Council's investment in this undeveloped property will give us the opportunity to repeat the process we used in 2022 with the Plymouth project, including formation of a working group, an RFP process, and preparation of a funding package. This time around we are hoping to include housing for working families at varying levels of affordability; this project is likely to also include some market rate housing. One possibility is a private/public partnership bringing a private sector developer together with an affordable housing organization to build a significant number of housing units.

  It is not clear at this early stage how many units might be built, or whether there might be a possibility for home ownership as well as rental units; we need to be further along in the process to make those determinations.

We are also interested in bringing additional community benefits to the ground floor space; ideas being considered include a partnership with an organization serving youth and/or a makerspace to provide a creative outlet for Kenmore residents of all ages.

We are very excited about the possibilities this new property brings, which will come to fruition in the next biennium. Thank you for your leadership in acquiring this property as part of Kenmore's efforts to do our part to tackle our region's affordable housing crisis.

Multimodal Transportation, Including Pedestrian and Cyclist Safety

Our nation continues to see an alarming increase in the number of people killed while walking. Each day, almost 18 people are struck and killed while walking in the U.S. Pedestrian fatalities have steadily increased each year since 2009.[7] Thankfully, Kenmore has bucked this national trend—our community has not seen a pedestrian or cyclist fatality or serious injury since 2017. But we absolutely cannot let our guard down. The priority of multimodal transportation and safety is back in the City Council's top five priorities. The Target Zero goal of no pedestrian or cyclist deaths or serious injuries by 2025 has remained firmly on our radar since 2014.

The tragic deaths of Caleb Shoop and Sarah Paulson back in 2014 are still painfully fresh in our minds. Caleb and Sarah were young Inglemoor High graduates who died within just a few days of each other by being struck by cars in marked crosswalks. We are not letting the separation of time fade our memories, and we continue to be aggressive in making walking and biking both safer and more comfortable in Kenmore.

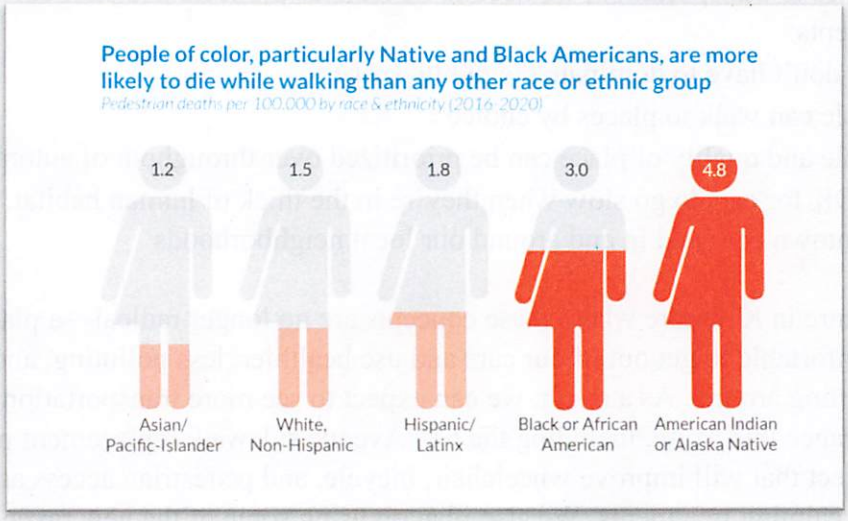
Studies have conclusively shown that the most effective way to improve pedestrian and bicycle safety is to significantly reduce vehicle speeds. When collisions occur, a cyclist's or pedestrian's survivability goes exponentially up as vehicle speeds go down. When vehicle speeds are slower, drivers have more time to react and avoid a crash, and when crashes do occur at lower speeds, they are much less severe and much less likely to result in fatal injury. Also, the slower the speeds of vehicles, the more comfortable people feel walking and biking.

Getting vehicle speeds down isn't that popular among those whose only means of transportation is the automobile. But getting speeds down advances some important causes, including the following:

- Target Zero. Slowing down cars saves lives.
- Climate. The more we can get vehicle speeds down, the more safe and comfortable pedestrians and cyclists will feel; the more comfortable they feel, the more people will choose to walk and bike instead of driving cars. The less cars on the road, the less greenhouse gas emissions and toxic pollutants in the air.
- Equity and Inclusion. The more we can facilitate less expensive and more healthy modes of transportation, the more equitable and accessible our community will be. Why should the cost to own and operate an automobile be a required entry fee to participate in society? And think about how regressive this entry fee is on lower income families.

[7] https://smartgrowthamerica.org/dangerous-by-design/

But economics is not the only equity issue when it comes to walking and biking. This illustration produced by Smart Growth America shows how deadly it is to walk in the U.S. by race:[8]



Let's improve racial and social justice by promoting more safe and equitable ways of getting around by slowing down cars.

- Freedom. Because of sprawl-oriented land use policies and auto-centric infrastructure, we have become prisoners to our cars. As author and former New York City Transportation Commissioner Jannette Sadik-Khan put it, "For a lot of people, a car means freedom and social status. But if a city provides you no choice but to drive, a car isn't freedom, it's dependence. If you have no choice but to drive for every trip, it's not your fault. Your city has failed."[9]
- Sense of Place. Fast moving cars create anti-place, not a sense of place. When it comes to our local streets and creating a safe and comfortable sense of place, urban planner and author Chuck Marohn contrasts two priorities: Throughput for automobiles and quality of place. If we put the priority on the latter, magic will happen. Kenmore will eventually become like the special places that our ancestors built. Think of the best downtowns you know, and you'll know what we're talking about. La Connor, Poulsbo, Gig Harbor, Port Townsend, and Walla Walla. Further away—Nantucket, Massachusetts, Key West, Florida, and across the pond in Europe, the countless towns and villages that were built before the automobile was invented.

We believe we're in an awkward transition period in Kenmore where our city is becoming more urban with more and more people walking and rolling. Some of us are not happy about this transition—we want to continue to drive uninterrupted, take corners at off-ramp speeds, and bristle and rage over 20 second delays. But more than ever, we need to let our inner pioneers

[8] https://smartgrowthamerica.org/dangerous-by-design/
[9] "Build Cities for Buses, Bikes, and Feet—Not Cars," *Wired*, April 1, 2020. https://www.wired.com/story/cities-without-cars-san-francisco-jeff-tumlin

help us see and understand that our streets, especially where there's complexity and human habitat, must be built to human scale, not to highway scale.

When it comes to transportation, we need to be fearless pioneers and start embracing some radical concepts:

- Cars don't have to dominate the public space
- People can walk to places by choice
- People and quality of place can be prioritized over throughput of automobiles
- It's OK for cars to go slow when they're in the thick of human habitat, especially in our downtown core and in and around our local neighborhoods

We see a future in Kenmore where these concepts are no longer radical—a place where we feel free and comfortable to get out of our cars and use healthier, less polluting, and more equitable modes of getting around. As a result, we can expect to see more transportation improvements that will advance this cause, including the 61st Avenue sidewalk replacement project and the 73rd Avenue project that will improve wheelchair, bicycle, and pedestrian access as well as provide some traffic calming treatments. We also plan on using some of the new revenue that will be generated from photo enforcement for these purposes.

Diversity, Equity, Inclusion, and Accessibility and Human Services

In the aftermath of George Floyd's murder, we knew things were never going to be the same and believed that much needed and overdue system reforms were finally going to happen. And yet two years later, the needle has moved very little (if at all) when it comes to systemic inequities such as household income and wealth, educational attainment, and other key indicators. Therefore, in this budget, we recognize that there is still a lot more work to be done.

We also need to embrace the fact that the DEIA work we do, including social and racial justice, needs to encompass everything we do. An example of this is the work you are doing around land use and housing. Opening the door for more affordable housing and housing choices in a first-ring city like Kenmore that is close to major job centers is very much a racial and social justice issue.

Furthermore, true and lasting DEIA change goes beyond changing attitudes and biases. It's about changing the underlying systems and institutions that hold racial inequity in place. As author Ijeoma Oluo put it:

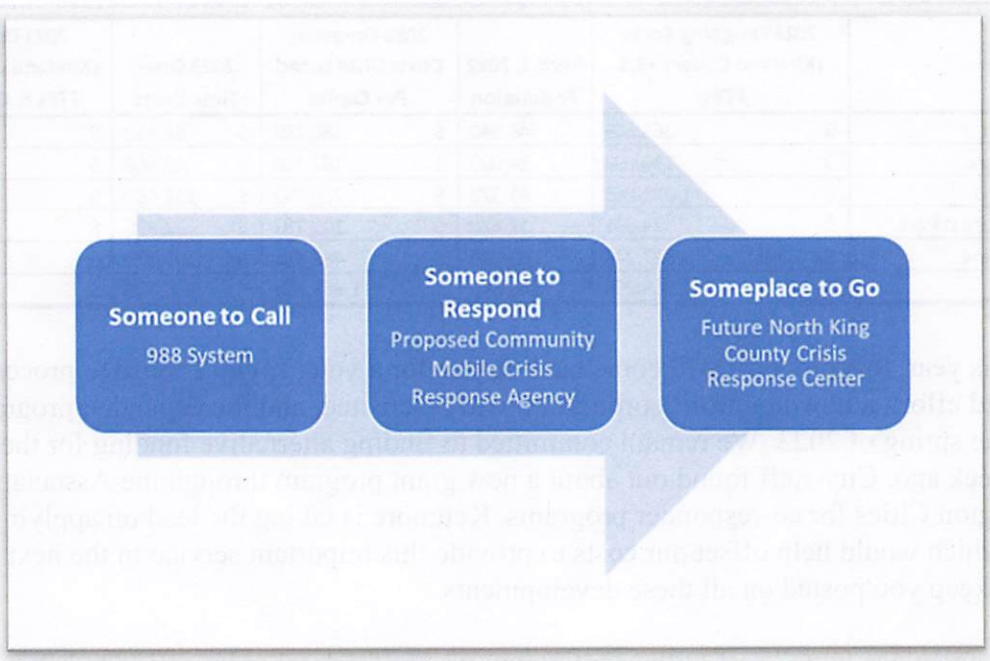
> "Systemic racism is a machine that runs whether we pull the levers or not, and by just letting it be, we are responsible for what it produces. We have to actually dismantle the machine if we want to make it change. . . .
>
> "We can get every person in America to feel nothing but love for people of color in their hearts, and if our systems aren't acknowledged and changed, it will bring negligible benefit to the lives of people of color."[10]

[10] *So You Want to Talk About Race* (2019), pages 30-31

Thanks to the groundwork laid in the last biennium, there are several major initiatives planned for 2023 and 2024 that will help us to advance our DEIA goals, including changing our systems. As we fearlessly pioneer in the DEIA space, we see significant overlap with our human services efforts, so we will discuss all that work here.

Implementation of our DEIA Plan. Immediately following the adoption of the DEIA policy will be a DEIA action plan, with actionable steps and measures, including changes in our systems. Ms. Kelly-Rae is working with our departments on this plan and should have it completed in the first quarter of 2023. We will continue to engage with the DEIA Advisory Committee and the community as we finalize this action plan.

RADAR Expansion and New 24/7 Crisis Center. In the wake of the pandemic, we would wager there is not a single member of our community who has not felt the mental health effects of the crisis and struggled in some way. In the behavioral health services world, there is a continuum of care that looks like this:



A person in a behavioral health crisis needs three things: someone to call, someone to respond, and someplace to go. Kenmore, in partnership with a coalition of North King County cities (Bothell, Kirkland, Lake Forest Park, and Shoreline), is working to fill the gaps in this continuum for our collective residents.

In good news for the "someone to call" part of the continuum, the new federal 988 system, officially called the 988 Suicide and Crisis Lifeline, was rolled out in July 2022, providing an alternative to calling 911 when someone needs behavioral health support. In King County, our calls are directed to an agency called Crisis Connection. In August 2022, its first full month of operation, the system nationwide saw a 45% increase in calls compared to the previous August. We look forward to seeing an even greater usage of this new system in the next biennium.

In the "someone to respond" part of the continuum, we are fearlessly pioneering to expand the services of the existing Risk Awareness, De-escalation, and Referral (RADAR) Program, which pairs mental health professionals with police officers to respond to calls involving someone in a mental health crisis. These services are especially important to provide to our community in the wake of George Floyd's murder in 2020, the Black Lives Matter movement that followed, and the growing awareness that we have an obligation as a community to make sure every resident feels safe calling for help when they need it.

Currently, RADAR services are provided five days a week; the partner cities are recommending expanding the program to seven day a week coverage (with on-call services available around the clock) and also changing the name to better reflect the services being provided. The challenge to us is the cost; the program will cost Kenmore $171,259 in 2023, which will be next to impossible for us to absorb with General Fund dollars without cuts in other programs or a new revenue source. The table below shows the cost sharing proposed for the program among the five-city coalition:

City	2023 On-going Costs (Kirkland Covers +3.5 FTEs)	April 1, 2022 Population	2023 On-going Costs Distributed Per Capita	2023 One-Time Costs	2023 On-Going (Kirkland Covers +3.5 FTEs & One-Time
Bothell	$ 265,509	48,940	$ 380,103	$ 82,412	$ 347,921
Kenmore	$ 130,693	24,090	$ 187,100	$ 40,566	$ 171,259
Kirkland	$ 1,070,865	93,570	$ 726,732	$ 157,567	$ 1,228,432
Lake Forest Park	$ 73,891	13,620	$ 105,783	$ 22,935	$ 96,826
Shoreline	$ 327,248	60,320	$ 468,488	$ 101,575	$ 428,823
Total	$ 1,868,206	240,540	$ 1,868,206	$ 405,055	$ 2,273,261

Later this year, this proposal will come back to you for a vote; if you choose to proceed with this expanded effort, a new nonprofit corporation will be created, and the expanded program will roll out in the spring of 2023. We remain committed to finding alternative funding for these services; just a week ago, City staff found out about a new grant program through the Association of Washington Cities for co-responder programs. Kenmore is taking the lead on applying for those funds, which would help offset our costs to provide this important service in the next biennium; we will keep you posted on all these developments.

In the "someplace to go" part of the continuum, we are fearlessly pioneering to bring a new 24/7 crisis care center to North King County. We have been working tirelessly with the Cities of Bothell, Kirkland, Lake Forest Park, and Shoreline for the last year on this effort. Data shows the urgent need for a facility like this to serve our community, so we are taking matters into our own hands to bring a crisis care center to our area.

In 2022, our five-city coalition interviewed providers and selected Connections Health Solutions as our partner. Connections is proposing a $14.2 million, 40,000 square foot North King County Crisis Response Center with an outpatient clinic, crisis stabilization beds, 23-hour observation, and evaluation and treatment services; the table below shows more details about their proposal.

Connections Health Solutions Estimated Capital Costs and Financing

Level of Care		Square Footage	Est. Capital Costs[1]	Aligned Funding Sources
Outpatient Clinic	Urgent Care Transitions Clinic	10,000 sq. ft.	$3,500,000	Adult Crisis Stabilization Unit/Triage Facilities Grant (Award decision anticipated by late-November)
Crisis Stabilization	23-hour crisis observation	6,629 sq. ft.[2]	$2,320,000	
	23+hour crisis stabilization unit	12,000 sq. ft.	$4,200,000	BHF –Crisis Stabilization Trueblood Phase 2: King County Awarded on September 1, 2022
Evaluation and Treatment		12,000 sq. ft	$4,200,000	No aligned funding from DOC
Total		40,629 sq. ft.	$14,220,000	NA

In an exciting development, we found out on September 1st that the Department of Commerce has awarded Connections Health a $4.2 million grant for the crisis stabilization unit in their proposal; you can see that award reflected in the table. Connections Health has also applied for additional Commerce funds, is exploring other possible funding sources, and is looking at potential sites for the center within our five-city geographic area. Just last week, Mayor Herbig attended a press conference with County Executive Dow Constantine where it was announced that King County will be asking voters to approve additional funding for crisis care centers in 2023 and that our coalition will be receiving up to $11 million in County dollars for the construction of our facility, which will help ensure our residents, regardless of their financial or insurance situation, receive the behavioral health care they need and deserve. We are very excited to open the doors of a new 24/7 crisis care facility to serve our community in the next biennium.

Juneteenth. Juneteenth celebrates the freedom of enslaved people in the United States at the end of the Civil War. For more than 150 years, African American communities across the country have observed this holiday. In 2021, President Biden showed his own version of fearless pioneering and signed a bill to officially designate Juneteenth as a federal holiday, to be observed each year on June 19. It was the first new federal holiday since Martin Luther King Jr. Day was established in 1983.

On Monday, June 13, 2022 you proclaimed June 19th, 2022 as Juneteenth in Kenmore. Kenmore City Hall was closed on Monday, June 20, 2022 in observance of the holiday. The City's

Juneteenth flag was delivered on June 17, 2022, just in time to be officially flown over City Hall; below is an image of our new flag, which we will fly over City Hall on every future Juneteenth.

In the next biennium, we propose to celebrate Juneteenth with either an official City program. We are still brainstorming ideas for our Juneteenth celebration, but some ideas being considered include bringing in a civil rights speaker, hosting a Juneteenth program at City Hall, Juneteenth children's programming, and/or partnering with another organization(s) to provide meaningful service opportunities for our community in commemoration of this important day in our nation's history. We look forward to working on this new event next year, and to making a Juneteenth program a regular part of our annual events schedule. Celebrating holidays like Juneteenth is important to demonstrate our commitment to DEIA in our City.

Community Court. Another new initiative in 2023 will be our participation in the District Court's Community Court. Community Court is more a restorative way to help misdemeanants resolve their problems and get the help they need to find employment, training, and rehabilitative services. Instead of meeting in the courtroom, nonviolent offenders who voluntarily agree to participate in the program meet at Shoreline City Hall where they can access services and check in weekly with the judge, prosecutor, and public defender. We look forward to this partnership with our justice service partners and the City of Shoreline. We see this program as another way we can advance our DEIA goals by providing more equitable service and alternatives to formal courtroom experiences for our residents who need help to get back on their feet.

King County Regional Homelessness Authority. In the next biennium, we will continue our partnership with King County Regional Homelessness Authority (KCRHA) and will continue to participate in the North King County cities group convened by the KCRHA (Shoreline, Lake Forest Park, Kenmore, Bothell, and Woodinville) to better coordinate homelessness response efforts in our geographic area. There is a major element of our DEIA work that pertains to the way we show up for and serve our community members experiencing homelessness.

The work with KCRHA will likely include implementation of the ILA discussed earlier in this letter, as well as a new approach that gives the KCRHA a lead role in managing city homelessness services contracts. We remain deeply committed to these efforts and will also closely coordinate this work with the ARPA project to address homelessness in our City.

North King County Coalition on Homelessness. In the next biennium, we are making a commitment to fully staff the North King County Coalition on Homelessness, something we have not done in the current biennium. Our ARPA Assistant to the City Manager will be the lead for these efforts, and we look forward to being fully at the table for this important work.

Kenmore's Human Services Contracts. Human service agencies make important contributions to improve lives and make a positive difference for the greater community. The City of Kenmore supports community-based nonprofit organizations through human services funding. You approve the total funding amount for human service providers during the City's biennial budget process; the 2023-24 recommended funding allocations will be presented to you on October 10th. Interested nonprofit organizations submit applications for funding and the City Clerk oversees the evaluation process. Kenmore's human services funding is on a two-year cycle with

the second year's funding contingent on budget availability, contract performance, and program outcomes.

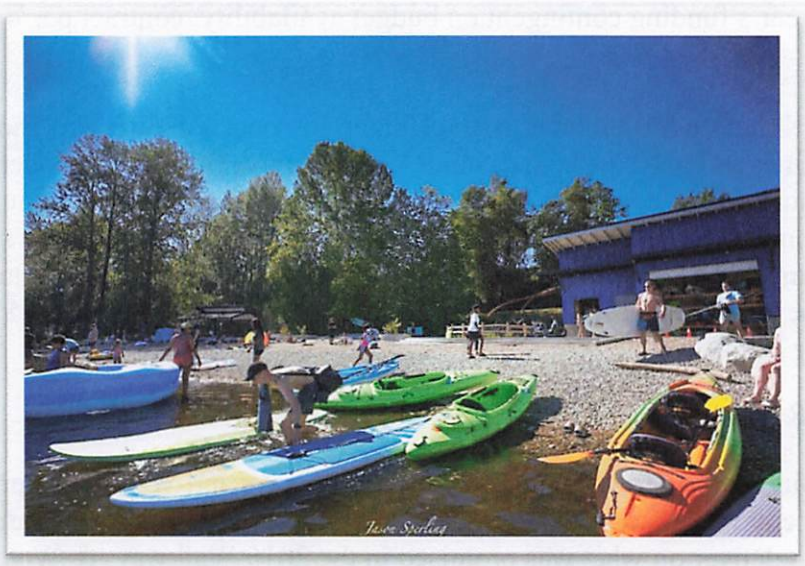
The City of Kenmore is a member of the Human Services Funding Collaborative (HSFC), an alliance of cities in East, North, and South King County. HSFC independently provides funding to organizations to provide critically needed human services in our communities but comes together as one alliance every two years to receive applications through a single portal. City staff have just completed their process of evaluating and determining which human services contracts to fund in the next biennium; their recommendations total approximately $181,000 for 2023 and $183,000 for 2024.

Walkways & Waterways

We are absolutely thrilled with all five of the Walkways and Waterways projects. Kenmore is a transformed city thanks to Walkways and Waterways. This is another example of how we are pioneering to deliver on what was promised in the 2016 Walkways & Waterways bond measure. The following is a recap of the five projects and what to expect in the coming biennium:

1. Rhododendron Park Boardwalk. Completed in 2019, the boardwalk connects the playfield with the waterfront through the wetland. Earlier this year artist Jennifer Dixon's cedar tree sculptures were installed at both ends of the boardwalk.

2. Log Boom Park. Now that Log Boom Park is complete, the next phase is making sure the habitat mitigation plantings get fully established. We have funding for this work planned in the capital improvement plan for the next ten years. In addition to the mitigation plantings, the newly improved park is wildly popular and requires a higher level of maintenance, especially in the summer.



More maintenance worker time is now needed for keeping garbage and debris off of the Log Boom Park beach, cleaning the picnic shelter, emptying trash cans more often, cleaning the restrooms more often, and so on. We also propose allowing the public to reserve the picnic shelter for a fee, which will bring in a small amount of revenue but also require more staff time to manage.

3. λ' a Xw a d i s (Tl' awh-ah-dees) Park. Tl' awh-ah-dees Park is getting close to the finish line. We expect completion in early 2023 with public access and paddling programs up in full operation by mid-to-late spring. Like Log Boom Park, we have funding to make sure that habitat mitigation plantings get fully established and maintained for the next ten years. Also similar to Log Boom Park, Tl' awh-ah-dees Park will require a much higher level of maintenance, including a new restroom to clean and maintain. The new parking lot, trails, bridges, boardwalks, artwork, docks, picnic structure, and other features will need to be checked and maintained daily.

As discussed in the staffing needs earlier, we have two new maintenance workers proposed in this budget to help with the higher maintenance needs of all the Walkways & Waterways projects. We also plan on allowing the public to reserve the picnic shelter in this park, which will also have an impact on staff workload.

4. 68th Avenue. The 68th Avenue sidewalks and bike lanes project is 99.9% complete, with just a few finishing touches being delayed by supply chain issues. Despite the pandemic, labor, and supply chain challenges, this beautiful project is coming in on time and under budget. What a safety difference this project is going to make. We now have continuous sidewalk and bike lanes that can take you from the downtown to Wallace Swamp Creek Park, Kenmore Middle School, and all the way to the Snohomish County line. Now that the project is complete, we will dedicate resources to maintaining this new infrastructure, including the vegetation in the new planter strips along the sidewalk. New funding for this maintenance is proposed in this budget.

5. Juanita Drive. Most of the new sidewalks and bike lanes are installed on Juanita Drive. Except for the section between 153rd Street and 155th Street, all the paving, striping, and landscaping should be fully installed by the end of this year (2022). The section between 153rd Street and 155th Street will be completed in the first quarter of 2023, with final striping of that section to take place as soon as we get some dry weather in the spring. While some of the safety features on Juanita Drive are new to motorists, their purpose is to improve pedestrian and bicycle safety and give a higher priority to transit access.

   Recently we received the following from a Kenmore resident who is pleased with the safety improvements on Juanita Drive:

   > I just wanted to send some encouragement and thanks from this bicycle commuter for continuing to push through car culture and make room for infrastructure that allows alternative transportation to be safer. I ride an electric cargo bike with my kid (and

> sometimes we are now giving rides to friends). I was able to sell my car and get by solely on my bike during the week (when my partner uses our now one car to commute to work) because of the biking infrastructure and commitment to safety of Kenmore and surrounding cities.

Like 68th Avenue, new maintenance costs will come with the Juanita Drive improvements, including the new landscaped medians and amenity strips. We have funding for the cost of this increased maintenance included in this budget.

American Rescue Plan Act

We are entering the third year of our American Rescue Plan Act (ARPA) program. This once-in-a-lifetime opportunity to make a difference in our community came in response to the COVID-19 pandemic and offers a huge chance to fearlessly pioneer in service to our community. We can thank ARPA for our affordable housing partnership with Plymouth, as well as for all the lives positively impacted through the *Kenmore Cares* direct cash assistance program for Kenmore residents. Even though other priorities have moved "Respond to the Pandemic" down on your list of priorities for the next biennium, no one can deny that we are still in the throes of the pandemic, with many just now contracting COVID-19 for the first time, and with many of our residents and businesses still struggling to recover and recalibrate to their post-pandemic new normal.

Our commitment to care for our community using these special dollars remains strong, and the quote from Johnny Corn that started our ARPA discussion on July 26, 2021 is still incredibly accurate today:

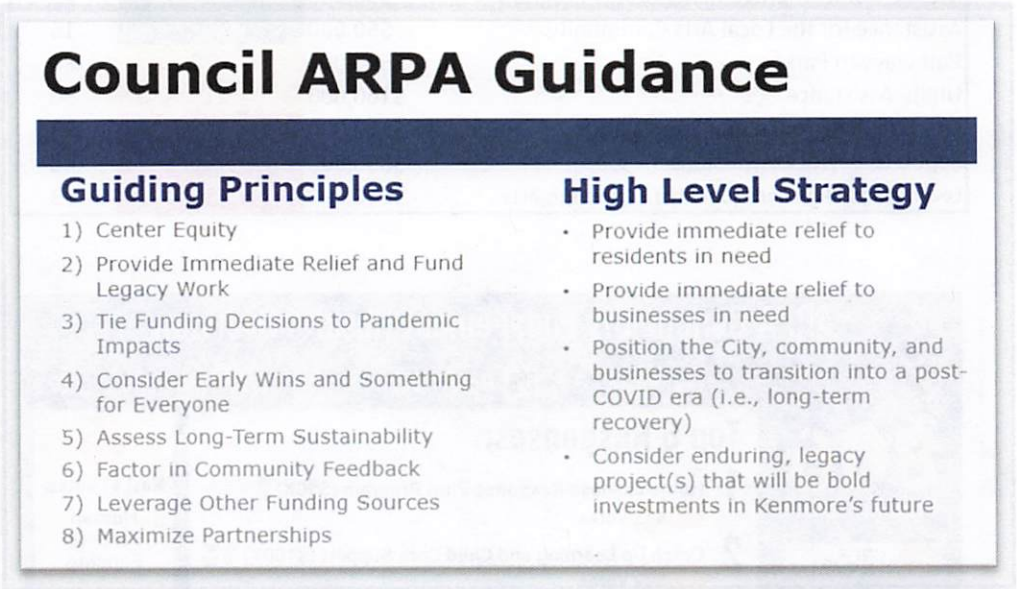
> "We have a chance to do something extraordinary. As we head out of this pandemic, we can change the world. Create a world of love. A world where we are kind to each other. A world where we are kind no matter what class, race, sexual orientation, what religion, or lack of or what job we have. A world where we don't judge those at the food bank because that may be us if things were just slightly different. Let love and kindness be our roadmap."

At the May 16, 2022 meeting, you approved the next phase of an ARPA work program for 2022-2026. The four projects you approved are as follows, along with our conceptual design for each program:

- $50,000 for Homelessness Response Pilot Program – a collaboration with a non-profit organization to provide outreach services for Kenmore's homeless and at-risk of homelessness community to connect them with resources that provide housing and stabilization
- $100,000 for Catch-Up Learning and Childcare Support – an initiative with the Northshore School District to aid low-income students impacted by the pandemic
- $250,000 for Human Services Funding – issuance of an RFP and contract(s) with human services organization(s) focused on better serving the behavioral health needs of our community

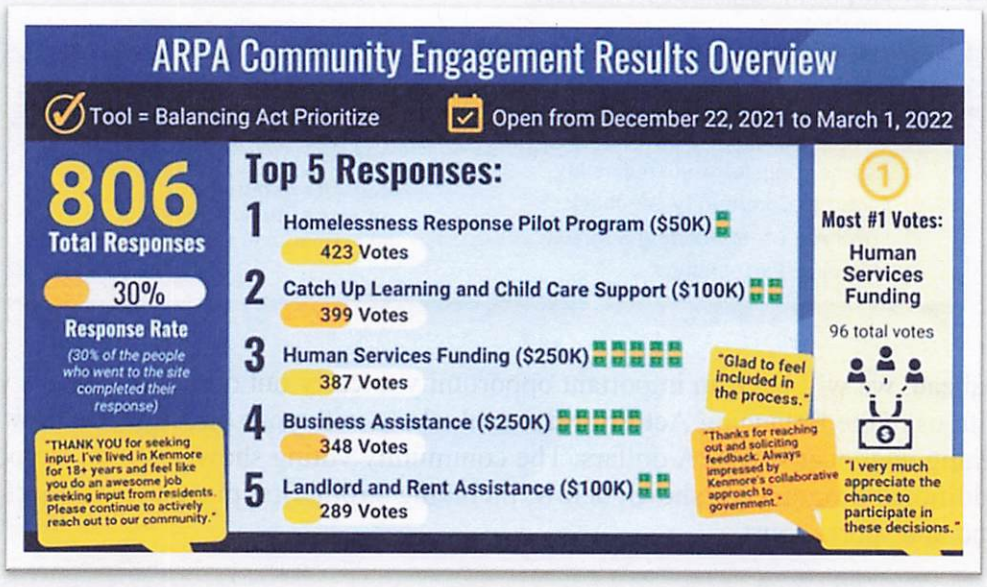
- $185,000 for Business Assistance – grants to help Kenmore businesses continue to operate and recover from the pandemic. We are developing a partnership with the UW Bothell to explore ways to have business school students provide free assistance to Kenmore business owners; you will hear more about that partnership in early 2023.

Development of these programs is underway, and all four will be implemented in the next biennium, alongside the affordable housing project in partnership with Plymouth Housing. These programs are designed to follow your ARPA guiding principles and high-level strategy adopted on July 26, 2021:



Looking ahead, we will have an important opportunity to carry out our community's vision as shared with us in the Balancing Act Prioritize tool, along with your direction, on how to expend the remaining unallocated ARPA dollars. The community voting showed strong support for several additional programs as shown below, including strong first place vote support for a playground and sports court.

Programs	Allotted Cost	Votes	1st Place Votes
Homelessness Response Pilot Program	$50,000	423	91
Catch-Up Learning & Childcare Support	$100,000	399	88
Human Services Funding	$250,000	387	96
Business Assistance	$250,000	348	81
Landlord & Rent Assistance	$100,000	289	46
Broadband/Wi-Fi Project	$100,000	284	42
Subsidized Pool Program for Kenmore Youth	$50,000	284	42
Mobile Home Improvements Grants Program	$50,000	251	29
Assistance for the Local Arts Community	$50,000	229	16
Pathways to Parks	$500,000	228	80
Utility Assistance	$160,000	218	30
City Hall Playground and Sport Courts	$680,000	183	93
Septic-to-Sewer Conversions	$395,000	168	48
Leveraging ARPA Funds for Other Eligible Projects	$200,000	157	23



As we continue to fearlessly pioneer and implement your direction on our ARPA program, and with other projects increasingly demanding our Assistant City Manager's attention, hiring staff to implement the ARPA work program became essential. To that end, in August 2022 we hired an Assistant to the City Manager and a Management Analyst with limited terms through the end of 2024 to develop, implement, and manage the programs funded through ARPA resources. With a deadline of December 31, 2024 to allocate these funds and an expenditure deadline of year-end 2026, our goal is to be aggressive in putting these precious resources to work for our community.

Economic Development

Over the last decade, your focus on economic development has shifted; for the next biennium, it is your eighth priority: Seek Opportunities to Promote Economic Development. Economic development is also categorized as an enhanced program in our Service Level Budgeting method, and given its shift on your list of priorities, it scored in the bottom (lowest) quartile of enhanced programs.

As a result, using our adopted Economic Development Strategy as a guide, we are using a three-pronged approach that will guide us as we carry out this work in the next biennium:

- Be a well-run city. We believe that the best thing we can do to promote economic development in Kenmore is to be sure we are a well-run city. This means that our community has positive experiences and interactions with the city. It means things like well-maintained roads, a safe, clean, walkable downtown core, an easy-to-navigate permitting process, caring for our ecosystems, having parks for the community to enjoy, well-planned zoning and housing options, and seeing our residents as customers, to name a few.
- Seize strategic opportunities. We believe in taking matters into our own hands and making things happen. You have embraced this part of our strategy in the last biennium by approving purchases of the Bench and Holt properties and by agreeing to donate the Shell property for affordable housing development. We need to continue to be a City that seizes on opportunities to make an impact and makes bold moves to ensure we are well positioned and prepared for the future.
- Focus on key partnerships. We believe it is critically important to engage with and support our key businesses. This includes our largest employers, such as Bastyr University, with whom we are collaborating on the community clinic at the Plymouth site, as well as others such as Kenmore Air, Kenmore Camera, The Lodge at St. Edward, Kenmore Lanes, the Northshore Utility District, and many more. This also includes our partnership with the Bothell Kenmore Chamber of Commerce and the Kenmore Business Alliance. We are deeply invested in the long-term success of our businesses, and we want our partnerships with them to remain strong.

This approach reflects the lower priority of this work (both in Council priorities and as a lower-scoring enhanced program in SLB) and the corresponding reductions we made to the City's economic development budget, including reductions in economic development consultant and promotional services.

Other Highlights for the Proposed 2023-2024 Biennium Budget

Public Works Facility

We envision the completion of a new home for Public Works Operations and Environmental Services by the end of this biennium. What an exciting prospect this will be after years of being located on the temporary and inadequate Shell property site. The new Public Works shop and yard will give them the space and tools to serve the community efficiently and effectively. We still have some important milestones to achieve before we can break ground, including the rezone of the property and designing a facility that we can afford, but we're excited to be on the path and moving forward.

Regional Aquatic Center

In partnership with the cities of Kirkland, Shoreline, and Lake Forest Park, Kenmore took the lead and applied for and received two grants from King County worth $100,000 each, for a total of $200,000 in grant dollars, to study the feasibility of regional aquatic center in North King County. We submitted draft budgets and scope of work documents to King County for their review and received contracts which we are currently reviewing. Once the grant contracts are executed, we will, in conjunction with our partners, issue a Request for Proposals (RFP) and hire a consultant to perform the studies. The consultant will identify potential sites in the four-city area and evaluate their suitability to host a state-of-the-art aquatic center with lap pools, therapy pools, and other amenities to benefit the community.

Lakepointe

The Lakepointe site, located at 6525 NE 175th Street, consists of multiple parcels that, when combined, comprise approximately 50 acres on Lake Washington. The site is situated where the Sammamish River enters the lake and is just east of Kenmore Air's Lake Washington Terminal. It is the largest underdeveloped property in Kenmore and the last of its size on the entire lake. Development of this site is your seventh priority for the next biennium: Continue to Seek Opportunities to Complete a Successful Lakepointe Project.

In 2021, Vector Development Company requested a pre-application meeting with the City; the City has been in continued discussions with the company to support their efforts in the accomplishment of the Council's goal. We are hopeful there will be continued progress on the project in the next biennium, and that the work ahead will include community engagement and a proposal that embodies the City's goals for a safe, walkable, pedestrian and bike-friendly mixed-use development consistent with the City's Comprehensive Plan. This property is a huge opportunity for fearless pioneering and has the potential to provide almost a mile of Lake Washington and Sammamish River channel shoreline public access.

Strategic Opportunities Fund

The Strategic Opportunities Fund was created by surpluses in the General Fund. Each year, portions of better-than-anticipated General Fund ending balances have been transferred to replenish the Strategic Opportunities Fund. This fund has been put to good use and helped us take advantage of strategic opportunities, including contributions to capital projects, property acquisitions, and jump start investments in pilot programs. This year we propose to fund the following out of the Strategic Opportunities Fund:

- Farmers Market. The pilot farmers market this year exceeded expectations and was such a boost for the community. We believe that long term, the farmers market should be produced by a nonprofit and supported with a modest subsidy from the city. This model is commonly used, including in neighboring cities. In the meantime, we are proposing to use Strategic Opportunities funds to buy the time necessary for the farmers market to transition over to a nonprofit business model.
- RADAR Program Expansion. Thanks to the initiative and partnership of Kenmore and its neighboring north King County cities, the highly successful RADAR Program is ready to expand to seven-day-a-week coverage. While expanding RADAR is a worthwhile endeavor, it has a cost. Up until now, the County has been paying for the program. Kenmore, its partner cities, and the County need to answer the policy question of who pays for the expansion and how. In the short term, we can see three potential funding sources for the cost of the RADAR expansion: Strategic Opportunities; ARPA, provided the community input process is honored; or the pursuit of additional funding from County, State, or other sources. The Association of Washington Cities is offering $1.9 million in grants for cities starting co-response programs and, along with our partners, we are applying for one of those grants to help ease the burden of paying for this expansion. Nevertheless, long term funding strategies need to be explored, including the possible formation of a north-end regional taxing entity that would be formed by voter approval.

In the meantime, for this biennium budget, we are proposing to temporarily pay for Kenmore's share of the RADAR expansion from the Strategic Opportunities Fund.

- Asphalt Plant Emissions Consultant. As the Puget Sound Clean Air Agency (PSCAA) completes the permit process for the asphalt plant, we will need the continued advice and advocacy of the firm we have been using since the beginning of this process. We propose $60,000 in consulting services be funded in 2023 for this purpose.
- Bastyr Partnership and Clinic at the Plymouth Housing Project. In the next biennium, we are delighted about a commitment from Bastyr University to house a community wellness clinic and apothecary/tea shop on the ground floor of our Plymouth Housing affordable housing development. This partnership is a huge win for our community, as Bastyr's proposed clinic will serve both residents of the building as well as our community at large. The clinic and tea shop will be adjacent to a community courtyard that will become a gathering space for all. We are proposing to utilize $10,000 in Strategic Opportunities dollars to support an element of the Bastyr clinic proposal. Early brainstorming has included ideas such as seating or an art installation that will make their clinic, and the courtyard, a welcoming community space; the actual project will be decided through collaboration with Bastyr in 2023.

As a result of the spending as proposed above, the Strategic Opportunities fund balance at the end of the biennium will be close to zero (approximately $32,000). While this projected balance will be the lowest since the Fund's inception, we anticipate that we will be able to partially replenish it in early 2023 with surplus fund balance in the General Fund.

The Budget Picture: Looking to the End of 2024

This two-year budget we are presenting to you is balanced in both 2023 and 2024. Balanced means that in our operating funds (General Fund and Street Fund), projected expenditures do not exceed projected revenues. As a result, we will maintain our strong fund balances in these funds through the end of 2024.

This budget is also what we call realistic, meaning that it's not too optimistic nor too pessimistic in its assumptions. In 2023 we are predicting a slight (-2%) pullback in sales tax and development fees, and in 2024 we assume normal historic growth in sales tax and closer-to-normal inflation. As mentioned earlier in this letter, the Consumer Price Index we use for wage adjustments and fee increases came in at 9.5%. Given that revenues are not predicted to grow at that rate, we will be recommending a 6% wage increase for employees on January 1, 2023. We have made inquiries with other King County cities and have found that most are taking a similar approach to wage increases.

Because of the financial headwinds described here and earlier in this letter, our financial forecast needs to be updated. As a result, our Financial Sustainability Plan will need to be updated as well. It is likely that the Financial Sustainability Plan's prediction of balanced budgets through 2028 is no longer the case, and we will need to revive our conversation with the community about how to maintain a sustainable budget in a city where our largest source of revenue, property tax, is limited to one percent growth per year.

That said, our healthy financial footing going into this next biennium will position us well for the challenges ahead. This 2023-2024 budget will provide resources to maintain core and basic service levels, provide a number of enhanced programs, and make progress toward the City Council's top priorities.

Conclusion

What thrills us about our City's programs and services is that they work together and are interconnected in making Kenmore even more livable and lovable. Just as exciting is how the City Council's priorities cause us to stretch ourselves to advance these important causes.

Which brings us back to the idea of being a pioneer. Earlier in this budget letter we offered two definitions of the word "pioneer," including, "a pioneer is one who pushes boundaries to advance a cause." May we offer one more definition? A pioneer is one who takes action to create the future; not someone who waits for or hopes for a better future, but some who creates a better future for themselves and others.

A true pioneer who creates a better future for others has the following characteristics:

- They have passion for and faith in their cause
- They have an outward mindset, meaning their goal is to lift and help others
- They put in consistent effort over long periods of time, and
- They have a growth mindset, meaning that they believe that they and the world around them can change for the better. These pioneers with a growth mindset know they need to stretch themselves and inspire others to do the same—they know that growth and change come from getting out of their comfort zones

This organization is made up of true, fearless pioneers. They have the characteristics just listed, and they work as a team to create an even better future for Kenmore.
Whether it's

- building the new bridge over the Sammamish River,
- preserving open space and restoring wildlife habitat,
- preventing crime and keeping our city safe,
- protecting our waterways,
- providing great places and spaces for people to walk, recreate, and enjoy the fresh air,
- ensuring our built environment is safe and adds to our quality of life,
- creating more housing choices through middle housing and transit-oriented development,
- maintaining our infrastructure,

- building transportation infrastructure that supports multiple ways of safely and comfortably getting around,
- building new affordable residential units close to jobs, services, and transit,
- or creating a sense of place,

this team creates a future that will improve lives and quality of life for thousands of people for many generations to come. Thanks to the resources provided in this budget and the City Council's vision, leadership, and support, we will more than live up to our service vision: Propelling Kenmore Upward: We create a thriving community where all people love where they live.

Sincerely,

Rob Karlinsey
City Manager

Acknowledgements

The entire city team came together to produce this budget document, and for that we are grateful. In particular, we want to acknowledge the tireless work of Leticia Salcido, our Finance & Administration Director. Her professionalism, expertise, work ethic, and attention to detail made this budget document and the immense amount of information therein possible. Everyone on the leadership team did their part to bring their portions of the budget together, as did other coworkers who compiled the data and information from each department. We appreciate the policy guidance of our department heads as we worked to produce a budget that advances the Council's priorities while making sure our core and basic services are taken care of. Thanks also to Assistant to the City Manager Garrett Oppenheim for helping us develop the new Service Level Budgeting Tool and updating the Price of Government model. We appreciate the City Council for providing the vision and policy direction we need to develop this budget. We especially appreciate all members of the Kenmore community—for providing the resources to accomplish all that is set forth in this budget. Thank you!

2023-2024 Proposed Biennial Budget

Public Hearing

November 7, 2022

This Evening's Session:

- ✓ Presentation
- ✓ Public Hearing
  - ✓ Receive public testimony
- ✓ 2023-2024 Proposed Biennial Budget

Subsequent Meetings:

November 14

Public Hearing on 2023-2024 Biennial Budget

November 21

Adopt 2021-2022 Budget Amendments
Adopt 2023 Property Tax Levy
Adopt 2023 Excess Tax Levy
Adopt 2023-2024 Biennial Budget

BUDGET POLICY DIRECTION

- Supports and implements **City Council Goals**
  - considers the results of Service Level Budgeting
- A balanced operating budget that utilizes:
  - **conservative** approach to both revenues and expenditures
- Maintains a positive financial forecast that meets the City's reserve policies
- Includes Financial Sustainability Plan measures

Highlights since the last biennium

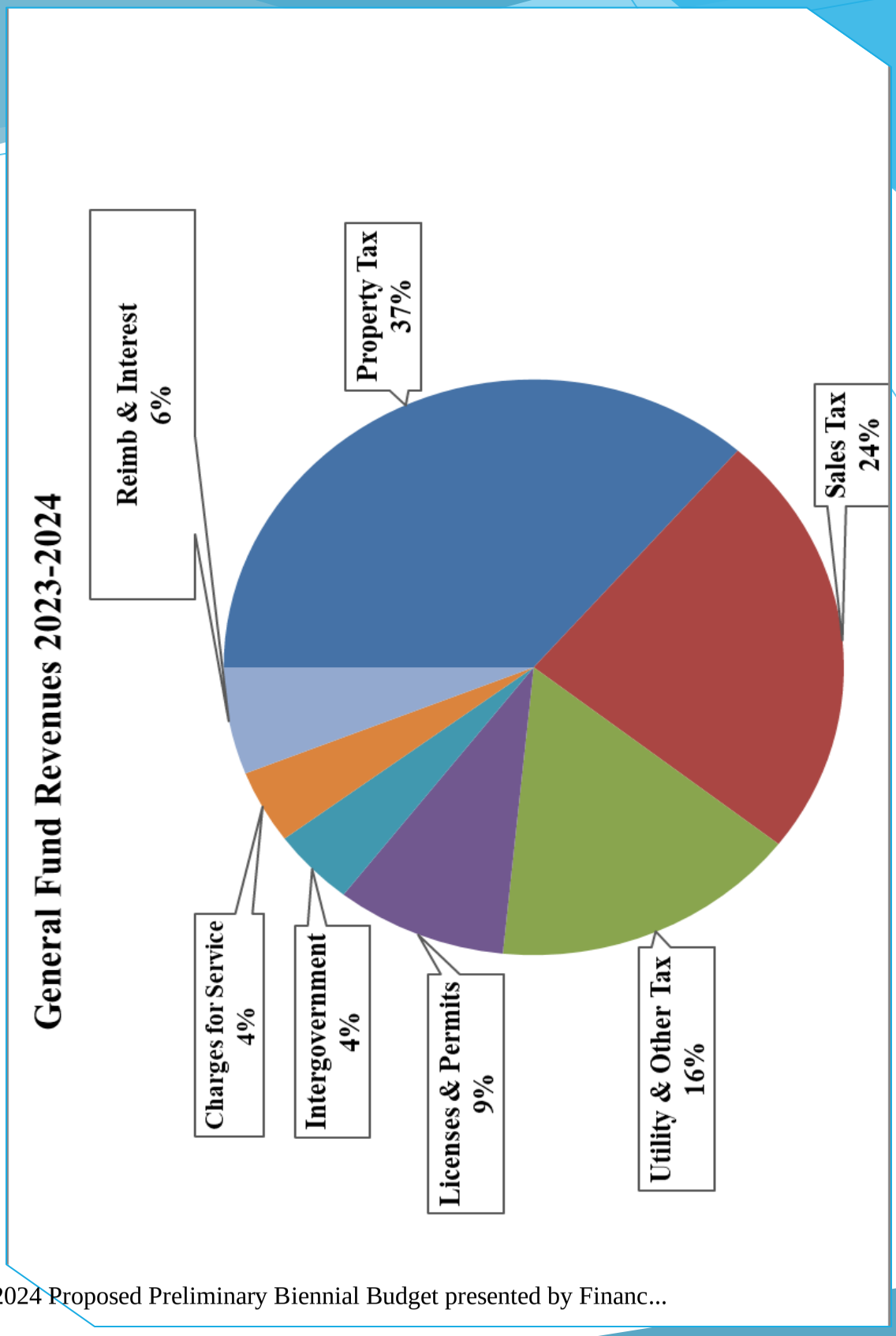
- **Walkways & Waterways Final Completion**
  - **Ribbon Cuttings**
    - ƛ̓ a xʷ a d i s Park
    - Log Boom Park
    - Juanita Drive
    - 68th Avenue
  - **Assumed the new maintenance of the completed projects**
- **Climate Action Plan funding and implementation**
- **ARPA Programs Implementation**
- **DEIA Implementation Plan**
- **Affordable and Attainable Housing**
  - More policy development
  - Holt & Shell properties development
- **New Public Works Facility: design & Implementation**
- **NPDES – Increased water quality requirements**
- **Automated Traffic Photo Enforcement goes live**
- **RADAR expansion & Regional 24/7 Crisis Center development**
- **25th Anniversary Celebration**
- **New positions to match workload with staffing**

2023-2024 Biennial Budget

Two Components to City Operations

- **Operating Revenues and Expenditures**
  - General Fund
  - Street Fund
  - Enterprise (Surface Water Management Fund)
  - Other Special Revenue Funds (Public Art, TBD, REET, ARPA,Impact)
  - Debt Service Funds (for Bonds)
  - Internal Service Funds (Equipment Replacement)
- **Major Capital Expenditures and Resources**
  - Capital Improvement Program (CIP) adopted in October
  - Transportation, Parks, Surface Water, City Facility,
  - Capital Resource Funds (Impact Fees, REET, Bonds, Grants, surface water utility, debt)

GENERAL FUND


General Fund Revenues 2023-2024
Reimb & Interest 6%
Property Tax 37%
Sales Tax 24%
Charges for Service 4%
Intergovernment 4%
Licenses & Permits 9%
Utility & Other Tax 16%

Significant Revenues
General Fund - Property Tax

- **Property Taxes- Biennium - $11,403,392**
  - Largest ongoing revenue source
    - 37% of total budgeted revenues
- **Tax Levy - revenues**
  - 2023 - $138,045
    - 1.9% (using banked capacity)
    - + new construction
    - Tax Rate = $0.69/$1000 AV
  - 2024 3.3%

Property Taxes, Levy and Assessed Value

2023

- **$5,609,624** - Proposed Regular Property Tax Levy
  - $138,045 - Increase over 2022 Levy
    - **$101,749** from 1% statutory limit + .9% banked Capacity
    - **$36,296** from new construction

$0.69 - Tax rate projected per $1,000AV

- 5,609,624 / 8,087,603,533 X 1000

- **$8.1 Billion - Preliminary Assessed Valuation (AV) - 2023**
  - increase of 31.19%
  - Causes levy rate to decline

Tax Effect on Homeowner

(City of Kenmore Taxes Only)

- 2022 -
  - $920,000 - Assumed home value
  - 0.8875 - Tax rate 2022
  - $816
- 2023 -
  - $920,000 - Assume NO CHANGE in value of home
  - 0.6936 - Tax rate 2023
  - = $638 ($178 less than 2022)
- 2023 - Assume 30% increase in value of home at $1.2M
  - 0.6936 - Tax rate 2023
  - = $832 ($16 More than 2022)

2022 Property Tax Distribution for $950K Property

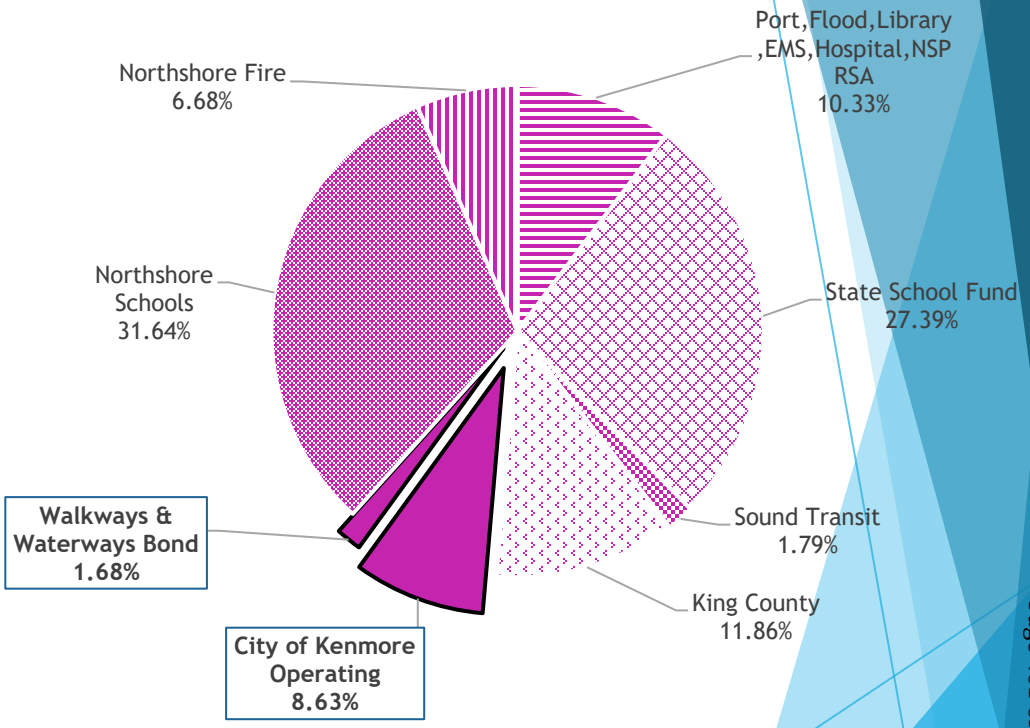
There are 12 taxing districts that impact Kenmore taxpayers.

The total tax rate for most taxpayers in the City last year was $**10.284** per $1,000 AV.

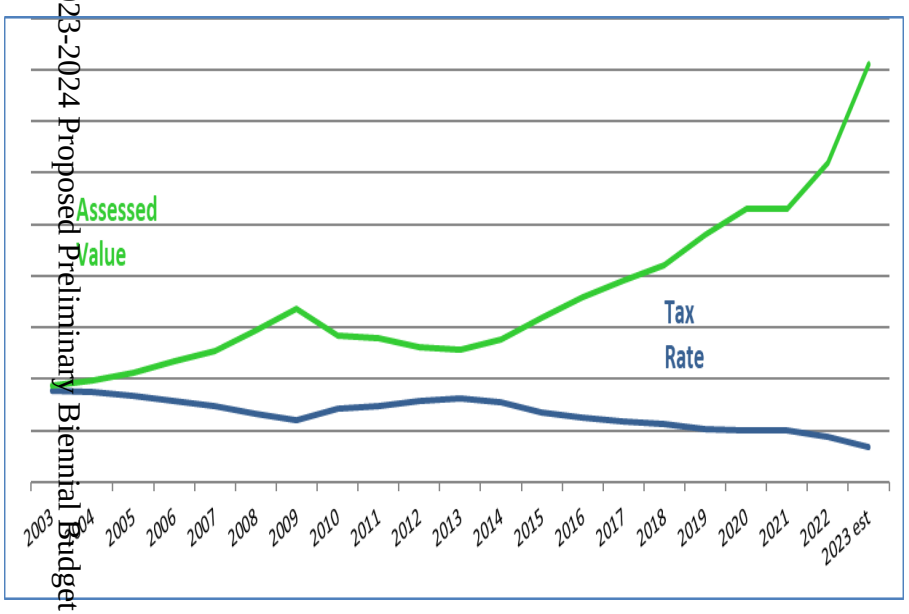
The tax bill on a $950K property would have been about **$9770**.

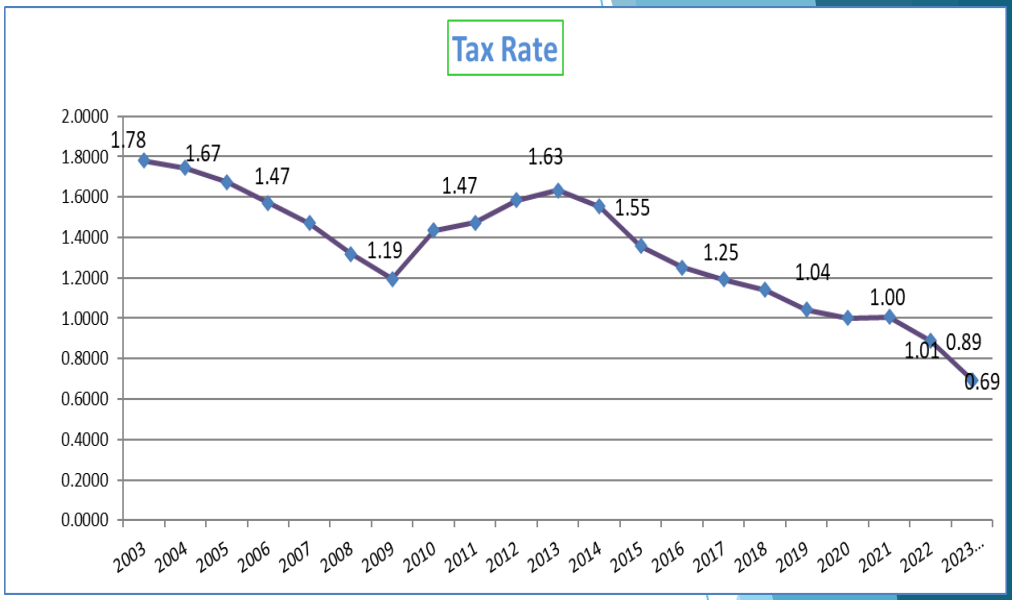
Per County in 2022 $753K is the median residential property value in Kenmore in 2022 (tax bill=$7744)

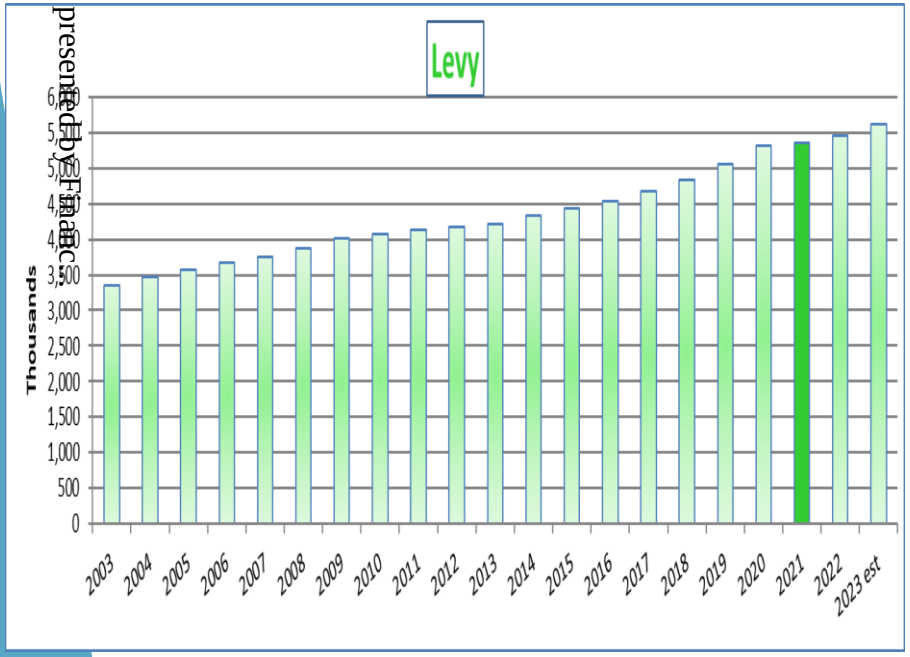
Only **10.31%** of that tax bill belongs to the City of Kenmore.

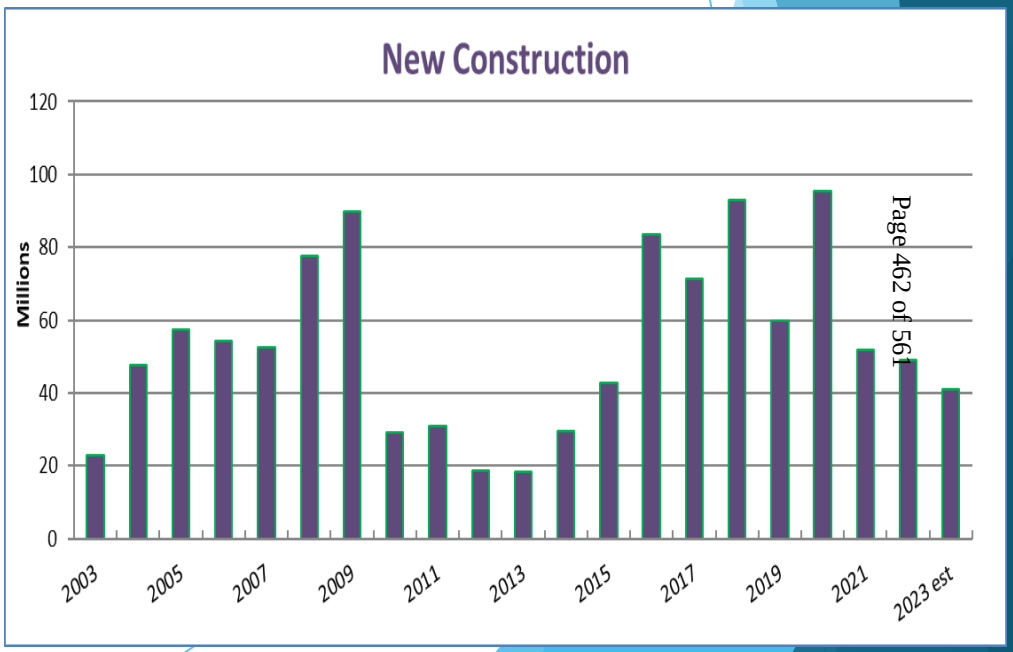


Property Tax Rates, AV, & New Construction 2002-2023 (w/2%)



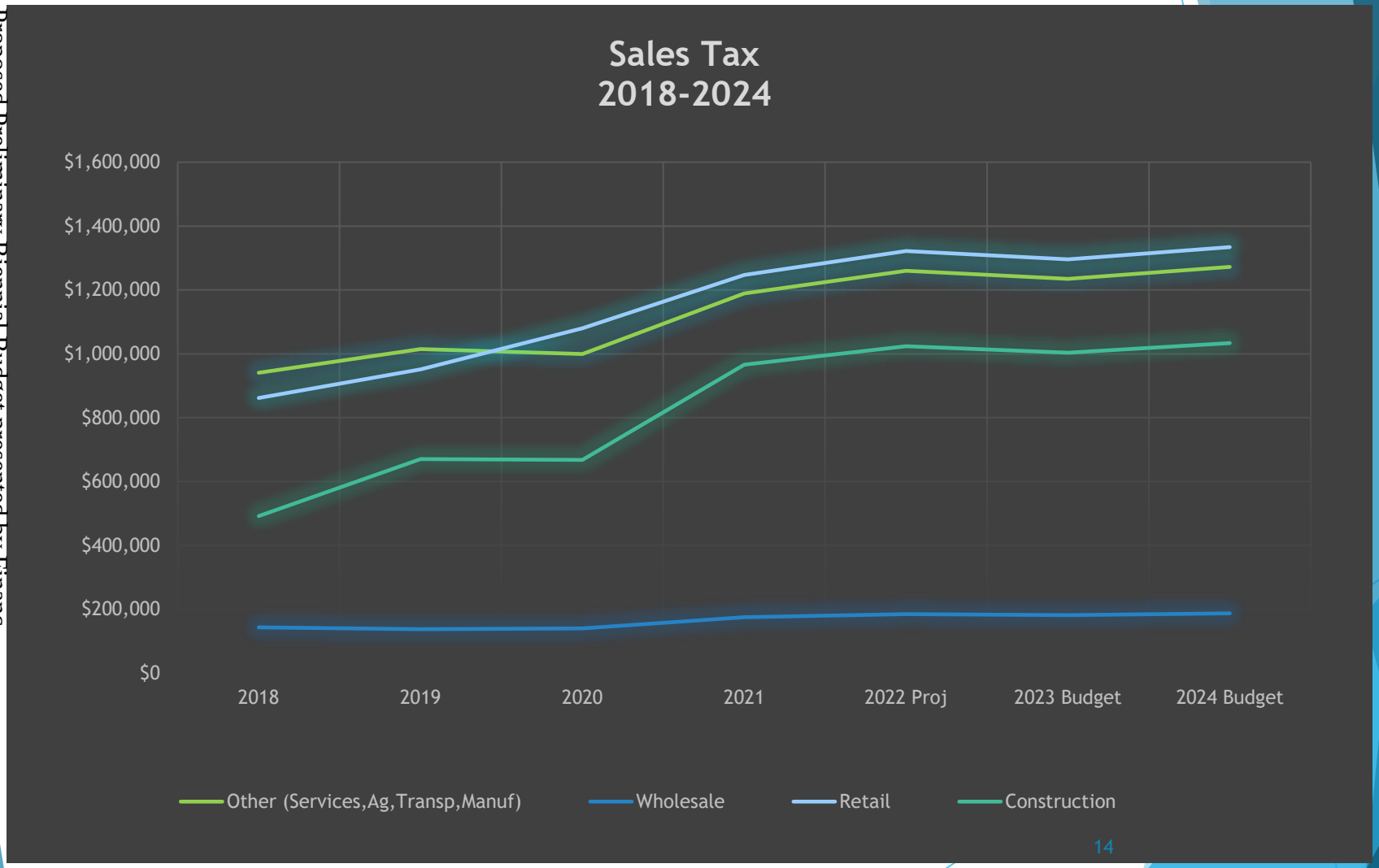




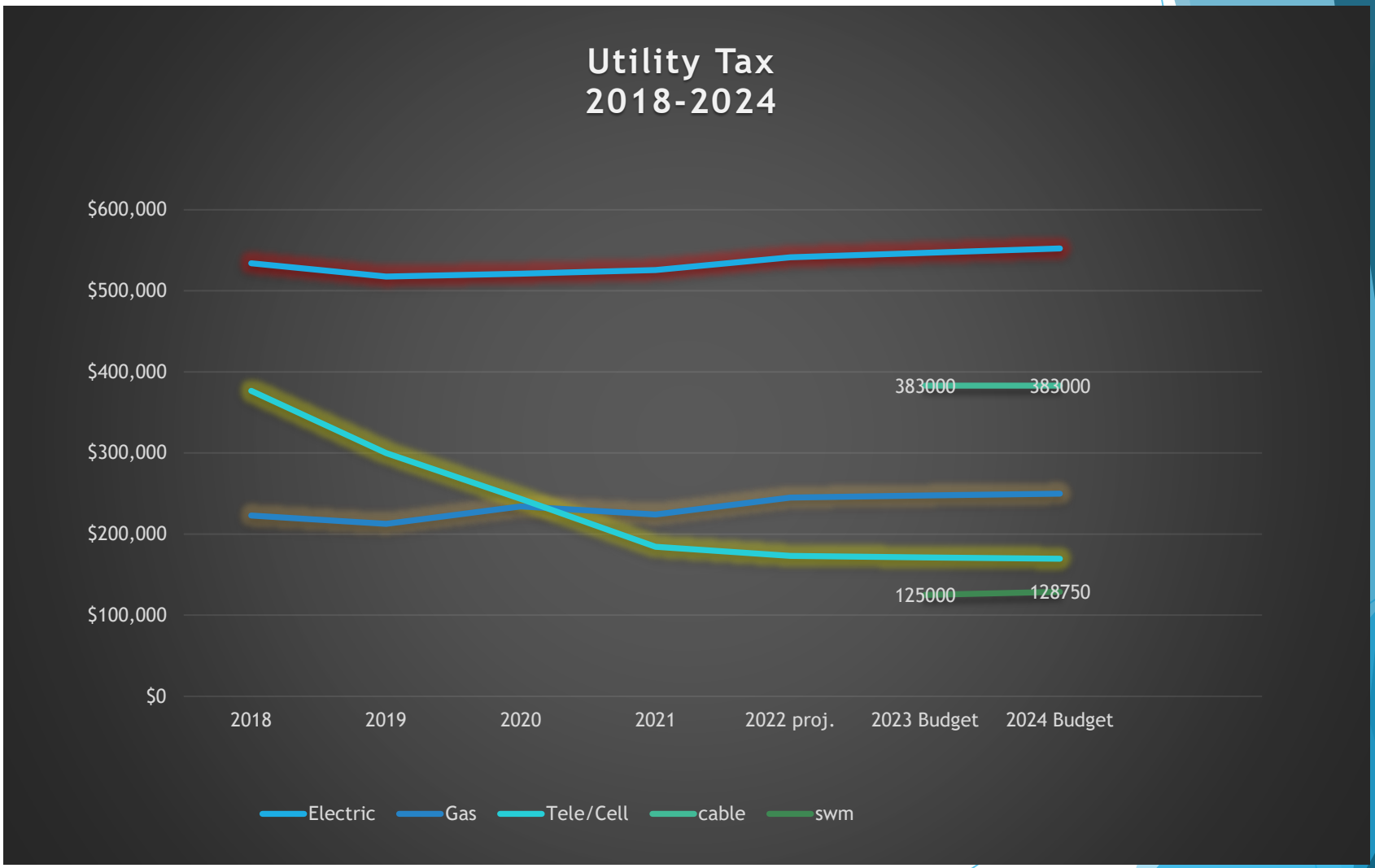


X. C. 2023-2024 Proposed Preliminary Biennial Budget presented by Finance...

SALES TAX - 24% of total GF revenue
$7,543,271 (biennium)



Utility Tax - General fund 10% of total
$2,956,579 (biennium)

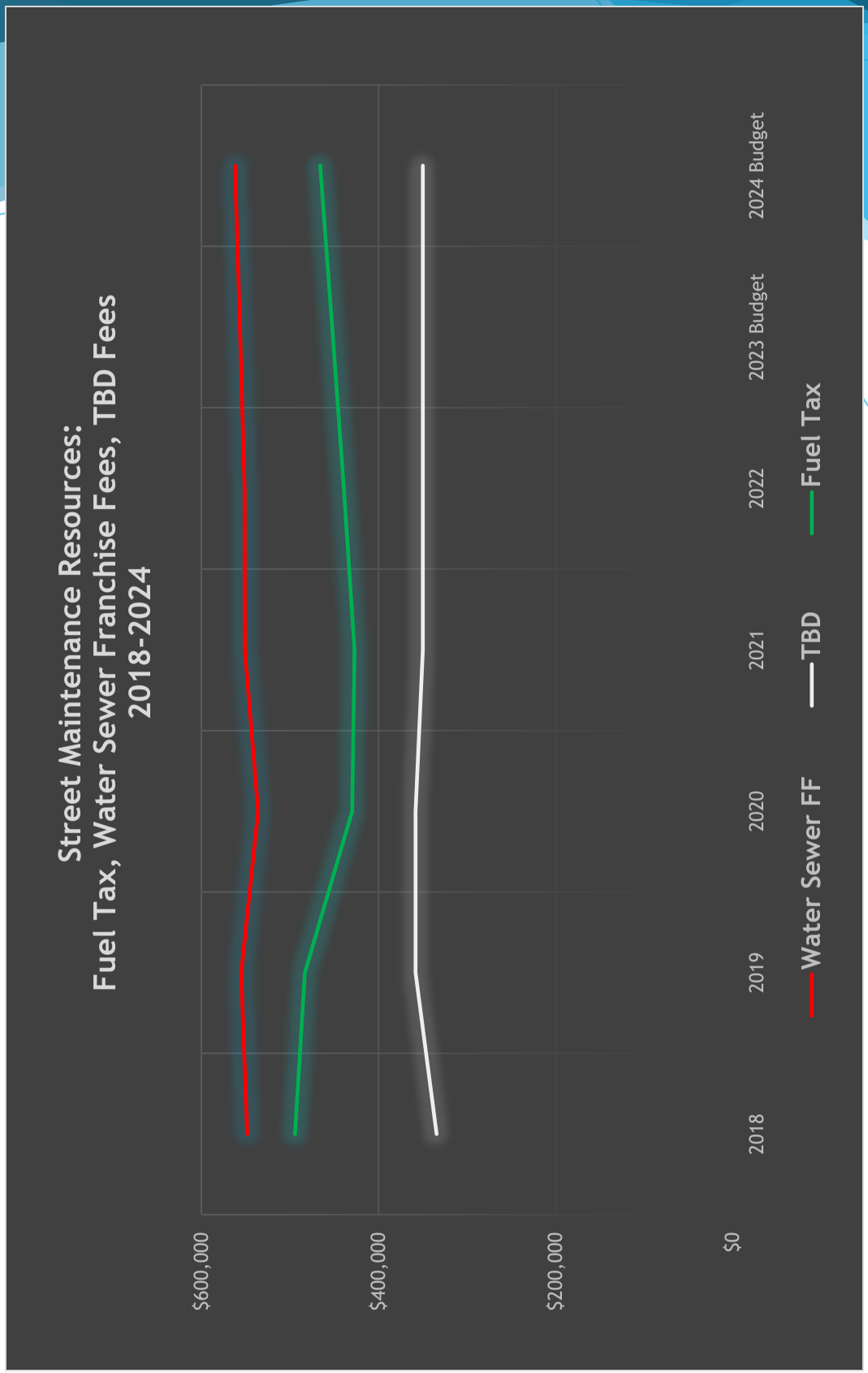


Other Operating Revenues

General Fund:

Capital/Overhead Reimbursement	$1,540,000
Franchise Fees	1,707,003
Criminal Justice Sales Tax	1,631,308
Plan Review & Land Use Permit Fees	1,254,576
Other Permit Revenue	1,054,509
Liquor Board Taxes	703,082

STREET FUND & SWM


Street Maintenance Resources:
Fuel Tax, Water Sewer Franchise Fees, TBD Fees
2018-2024
$600,000
$400,000
$200,000
$0
2018
2019
2020
2021
2022
2023 Budget
2024 Budget
Water Sewer FF
TBD
Fuel Tax

Other Operating Revenues

Street Fund:

- Fuel Tax Revenue (Street Fund) 917,905
- TBD Fees (Transportation Benefit District) 723,600
- Water/Sewer Franchise Fees 1,118,585

Surface Water Management Fund:

- Surface Water Charges 6,270,040

Significant Cost Drivers: On-Going/Non-Discretionary 2-Year Totals

14,196,000	Salaries & Benefits (General, Street Funds)
8,555,000	Police Contract
1,030,000	Jail/Court Services/prosecuting attorney public defender
700,000	Legal Services
1,059,000	Insurance (WCIA)
962,000	Utilities
592,000	Human Services Contributions ($371K) and ARCH ($172K + Affordable Housing Sales Tax 49K)
$27,094,000	

- These costs comprise 77% of the total operating (general fund and street fund) budget ($35,057,407)

New Positions/Salaries/Benefits

Funded by General Fund:

- 1 FTE Construction Inspector
- .625 FTE Permit Specialist (25 hours/week)
- 1 FTE Facilities Fleet Manager
- 1 FTE Maintenance Worker

Funded by Street Fund:

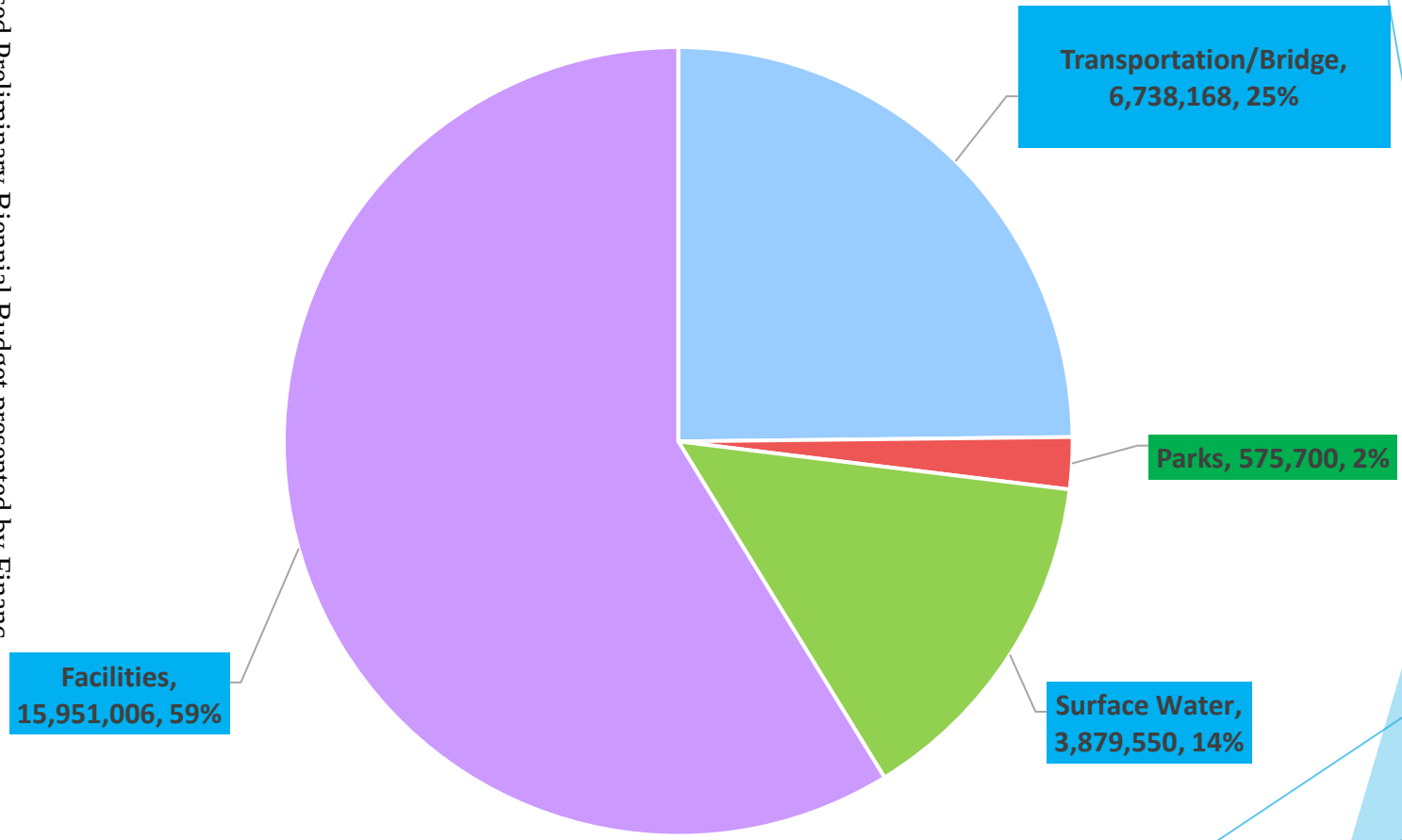
- 1 FTE Maintenance Worker
- .33 FTE GIS Analyst

Funded by Surface Water Management Fund

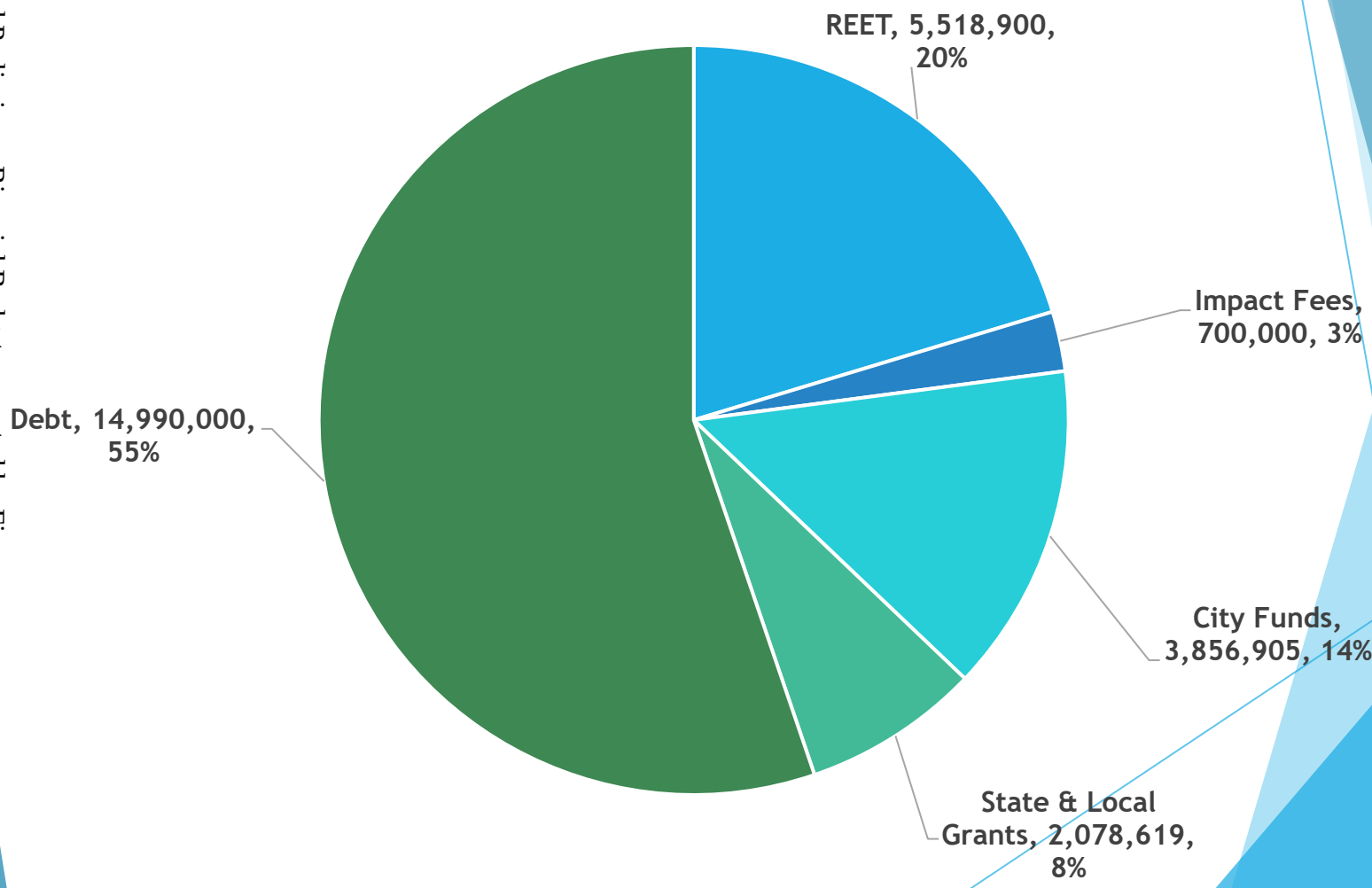
- .67 FTE GIS Analyst
- 1 FTE Senior Environmental Technician

Salary ranges budgeted to increase 6% in 2023 and 4% in 2024 / benefits average increase of 4%

2023-2024 Capital Project Costs
$27,144,424



2023-2024 Capital Project Resources $24,144,424



Park Capital Projects - $575,700

- P1 Twin Springs Phase I
  111,300
- P18 Rhododendron Park Sign Replacement
  28,000
- P27 ƛ' a xʷ a d i s Park
  290,000
- P28 Log Boom Park Waterfront
  120,000
- P30 Rhododendron Park Boathouse
  26,400

Transportation Capital Projects
$6,738,168

✓ T8 SR522 West B 57th to 61st	500,000
✓ T27 Pedestrian Facilities/ADA	630,000
✓ T35 Pavement Preservation	1,960,000
✓ T38 Lower Swamp Bridge Replacement	50,000
✓ T41 Juanita Drive Ped & Bicycle Safety	687,925
✓ T42 68th Ave Ped & Bicycle Safety	205,745
✓ T44 61st Ave Sidewalk Replacement Project	525,000
✓ T207 SR 522 Mid-block crossing	42,500
✓ T244 Burk-Gilman Trail/NE 175th St. wayfinding & conn.	255,213
✓ T252 ADA transition Program	500,000
✓ T37 W Sammamish Bridge	1,381,785

Surface Water Capital Projects $3,949,550

✓ SW8 61st Fish Passable Culvert	2,886,250
✓ SW8 Trust Fund Loan Repayments	163,300
✓ SW20 Small Works Projects	150,000
✓ SW34 Blueberry Creek Culverts	250,000
✓ SW35 Much Creek Restoration Project	500,000

City Facility Capital Projects $15,951,006

- F1 Public Works Shop Land Development $14,100,000
  - Debt Service (principal/interest) $1,851,006

Total Proposed City Budget - All Funds

FUND	2023 Proposed	2024 Proposed	2023-2024 Proposed Expenditure Budget
General Fund	$ 15,350,789	$ 15,901,636	$ 31,252,425
Strategic Reserve Fund	0	0	0
Strategic Opportunities Fund	313,000	263,000	576,000
Street Fund	1,855,182	1,949,798	3,804,980
KAPE (kenmore Automated Photo Enf. Fund	176,500	464,700	641,200
Public Art Fund	0	0	0
Transportation Benefit District	350,000	350,000	700,000
ARPA Fiscal Recovery Fund	4,242,200	690,211	4,932,411
2016 & 2021 UTGO Debt Service Fund	1,059,500	1,057,250	2,116,750
Transportation Capital Fund	3,766,383	1,870,000	5,636,383
Real Estate Excise Tax Fund	4,219,888	1,629,012	5,848,900
Walkways & Waterways Bonds	0	0	0
Park Capital Fund	552,500	223,200	775,700
Park Impact Fee Fund	0	0	0
Transportation Impact Fee Fund	600,000	100,000	700,000
Sammamish River Bridge Fund	1,345,285	36,500	1,381,785
Public Works Shop Fund	4,575,604	11,375,402	15,951,006
Surface Water Management Fund	4,487,782	3,979,997	8,467,779
Surface Water Capital Fund	3,172,900	776,650	3,949,550
Swamp Creek Basin Fund	40,000	40,000	80,000
Equipment Replacement Fund	310,000	160,000	470,000
TOTAL	**$ 46,417,513**	**$ 40,867,356**	**$ 87,284,869**

This concludes the Public Hearing on the 2023-2024 Proposed Preliminary Biennial Budget

Questions? Comments?

Copies of the complete budget are available for review at City Hall

Budget message and other information is on the web at:

www.kenmorewa.gov

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public hearing, Discussion, and Action to allow indoor storage as a temporary use for a one-year period, subject to conditions, for a property located at 15036 70th Avenue NE which is owned by the Northshore Fire District and zoned Public/Semi-Public. **Proposed Council Action/Motion:** Motion to allow indoor storage as a temporary use for a one-year period at real property located at 15036 70th Avenue NE, Kenmore, Washington, which is owned by the Northshore Fire District and zoned Public/Semi-Public, subject to conditions.	**For Council Meeting Agenda of:** November 7, 2022 **Department:** Development Services **Prepared by:** Samantha Loyuk, Development Services Director **Initial & Date** **Approved by Department Head:** SL 10/20/22 **Approved by City Attorney:** JSR 10/21/22 **Approved by Finance Director:** LS 10/20/22 **Approved by City Manager:** RGK 10/27/22 **Exhibits/Attachments:** Exhibit A: 2022 Renewal Request letter Exhibit B: 2015 Approval letter with attachments; and Exhibit C: Vicinity Map.

INFORMATION/BACKGROUND:

The property located at 15036 70th Avenue NE Kenmore, WA 98028; King County parcel number 364910-0122 ("subject property") is zoned Public/Semi-Public ("PSP") and is owned by King County Fire District #16 ("Northshore Fire Department/Shoreline Fire Department" or the "District"). The property contains an existing 1,842 square foot building and is often referred to as "the old fire station," because 27 years ago it was an operational fire station (Fire Station #54), staffed mostly by District volunteers. In 1994, the old fire station was vacated and thereafter the space was leased by nonprofits like the YMCA, for youth programs. When the YMCA terminated its lease with the District, the building sat vacant until May 2015 when the space was leased by Michael Klebeck for storage (prior to moving to the old fire station, Mr. Klebeck leased storage space from the city at Kenmore Village). Kenmore City Council ("Council") approved a temporary use permit to allow indoor storage from May 15, 2015 to May 14, 2016. From then to Council approval in 2019, the use continued without renewal. Since November 2019, Council has approved the use in one-year increments; the last approval was December 13, 2021, which was valid from January 1, 2022 to January 1, 2023.

The Kenmore Municipal Code (KMC) does not identify the indoor storage use as permitted, conditionally permitted or prohibited in the PSP zone (KMC 18.27.020). Since the code is silent on indoor storage uses in the PSP zone, a temporary use permit is a mechanism by which the city may allow it, provided that the use can be made compatible for periods of limited duration. Per KMC 18.100.120, temporary use permits shall not exceed 90 days unless approved by City Council. A temporary use permit may be renewed for additional periods (up to one year per renewal) at Council's discretion, following a public hearing.

The Contract for Services agreement went into effect on July 1, 2022 between the Shoreline Fire Department and Northshore Fire Department. Since Shoreline Fire Department has recently taken over management of all facilities, the District is requesting a one-year renewal while they evaluate future use of the property. The

temporary use of the space ensures that property holding costs to the District are offset by revenue generated by the lease. In addition, the temporary use will ensure that the property grounds are occupied and maintained.

Development Services staff recommends the following conditions for the temporary use permit:

- Storage is only permitted inside the structure;
- No alcohol or hazardous materials shall be stored in the facility;
- The building shall be equipped with a monitored alarm system;
- The grounds shall be maintained at the current level of care or better;
- Visits to the site for pick-up and drop-off shall be infrequent (approximately once per week) and limited to daytime hours; and
- The renewal will be valid from January 1, 2023 to January 1, 2024.

Staff recommends approval (with conditions) since the requested temporary use permit meets the decision criteria of KMC 18.100.125.A-C which states, "A temporary use permit shall be granted by the City only if the applicant demonstrates that:

a) The temporary use will not be materially detrimental to the public welfare;
b) The temporary use is compatible with existing land uses in the immediate vicinity in terms of noise and house of operation; and
c) Adequate public off-street parking and traffic control for the exclusive use of the proposed temporary use can be provided in a safe manner.

FISCAL CONSIDERATION:

Other than administrative costs of processing the permit, there is no cost to the City for this action. Having the building temporarily leased by a reliable tenant provides the revenue to the District while future use of the property is evaluated.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

2021-2022 City Council Priority #9: Implement the Economic Development Plan.

Shoreline Fire Department
Dedicated to the Protection of Life and Property
Serving the Shoreline Community for over 80 years, since 1939

FIRE CHIEF
Matt Cowan

COMMISSIONERS
Ken Callahan
Kim Fischer
David Harris
Rod Heivilin
Barb Sullivan

Date: September 27, 2022

Samantha Loyuk
City of Kenmore, Development Services Department
18120 68th Avenue NE
Kenmore, WA 98028
RE: Station 54 Temporary Use Permit no. TUP2015-053
TUP Renewal Request: 11/7/22 Council Agenda Item

Mrs. Loyuk,
The property located at 15036 70th Ave NE Kenmore, WA 98028 is owned by the Northshore Fire Department (King County Fire District 16) and is referred to as "Station 54." This property is zoned Public/Semi-Public (PSP) and leased to Michael Klebeck (tenant) for indoor storage. Storage is not a permitted use in the PSP zone. Kenmore City Council permitted this use with a Temporary Use Permit (TUP) annually since 2015. At last year's council meeting (12/13/2021), the Council brought up concerns about the future use of this property and future renewals of this permit.
On July 1, 2022, the Shoreline Fire Department "Contract for Services" agreement went into effect between Northshore Fire and Shoreline Fire. As a result, Shoreline Fire is now responsible to manage all the personnel, facilities and apparatus that was part of Northshore Fire Department. We are currently still exploring options for the future long-term plans and needs for Sta. 54. We anticipate ultimately using that facility to house Fire Department emergency equipment however, we would like to extend the lease with the existing tenant for one additional year with the expectation that the Fire Department will be using that facility for others needs after that one year extended lease expires.

Request a one-year extension of the TUP.

Thank you for your consideration.

Steve Taylor, Deputy Chief
Shoreline Fire Department

City Of Kenmore, Washington

June 5, 2015

Jim Torpin
North Shore Fire
7220 NE 181st St
Kenmore, WA 98028

RE: Temporary Use permit – Station 54 Storage
15036 70th Ave NE

Dear Jim,

Thank you for your Temporary Use permit application # TUP2015-053 submitted June 5, 2015 for temporary indoor storage at Station 54 located at 15036 70th Ave NE. Your application has been reviewed and **approved** by the City of Kenmore; please see the attached conditions of approval. If you have any questions do not hesitate to contact me. Thank you.

Sincerely,

Rebecca L Coleman

Rebecca Coleman, Permit Specialist
Development Services
425-398-8900
rcoleman@kenmorewa.gov

Cc: File

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Motion to allow indoor storage as a temporary use for up to a one year period in property located at 15036 70th Avenue NE which is owned by the Northshore Fire District and zoned Public/Semi- Public, subject to conditions	For Council Meeting Agenda of: 11 May 2015 Department: Development Services/Executive Prepared by: Bryan Hampson/ Nancy Ousley Initial & Date Approved by Department Head: NHO 20APR2015 Approved by City Attorney: Approved by Finance Director: 4/30/15 Approved by City Manager:
Proposed Council Action/Motion: Approve Motion to allow indoor storage as a temporary use for up to a one year period in property located at 15036 70th Avenue NE which is owned by the Northshore Fire District and zoned Public/Semi- Public, subject to conditions	Exhibits/Attachments: Correspondence from Chief Jim Torpin, Northshore Fire District

Expenditure Required $0 Amount Budgeted $n/a Appropriation Required $n/a

INFORMATION/BACKGROUND:

Indoor storage is not a specifically permitted use in the Public/Semi Public zone. Per Kenmore Municipal Code 18.100.120, a temporary use permit is a mechanism by which the city may permit a use otherwise not permitted in the zone that can be made compatible for periods of limited duration. A temporary use permit cannot exceed a total of 90 days unless extended by the City Council to one year.

The Northshore Fire District requests City Council approval of a temporary use permit to allow indoor storage in its former Fire Station 54 property in the Moorlands area from May 15, 2015 to May 14, 2016. The 1842 square foot facility has not been used as a fire station since 1994 and was subsequently leased to non profits that operated youth programs. The YMCA terminated its lease with the District and the facility is now vacant. While the District evaluates future uses of the property, it would like to offset the property holding costs through leasing it, which will also deter vandalism at the site. The District has received several offers to lease the former station for indoor storage.

The District has conditionally accepted a proposal from Michael Klebeck pending City approval of a temporary use permit for the indoor storage use. Mr. Klebeck has leased space in Kenmore Village for indoor storage from the City since 2013, which will no longer be available because of the property sale and redevelopment. The City Council approved temporary use permits for this use in 2013 and 2014.

The District is committed to using this building in a way that is compatible with the surrounding residential area, and will proactively communicate with the community about the proposed use. The City and District agree on the following conditions for the temporary use permit:

- Storage is only permitted inside the structure
- No alcohol or other hazardous materials will be stored in the facility
- The building will be equipped with a monitored alarm system
- The grounds will be maintained at the current level of care
- Visits to the site for pick up and drop off will be infrequent (approximately once per week) and limited to daytime hours

The proposed tenant is a successful and well regarded business owner and has been a reliable tenant in the City owned property.

FISCAL CONSIDERATION:

There is no cost to the City for this action and the Fire District can realize some income while having its property occupied and maintained while it evaluates future use of the property.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Continue to implement the Economic Development Strategy

KING COUNTY FIRE PROTECTION DISTRICT NO. 16
7220 NE 181st Street Kenmore, WA 98028
Business: 425-354-1780 Fax: 425-354-1781

February 25, 2015

Rob Karlinsey, City Manager
City of Kenmore
18120 68th Ave NE
Kenmore, WA 98028

RE: Request for Temporary Use Permit

Dear Mr. Karlinsey,

I am writing to you for assistance in obtaining a temporary use permit for property owned by King County Fire Protection District No. 16 (District). The District is requesting approval to allow indoor storage, subject to conditions, as a temporary use at the former fire station which is zoned public/semi-public for a one year period from May 15, 2015, to May 14, 2016. The property is located at 15036 70th Avenue NE.

Indoor storage is not addressed in the table of uses for areas with R-6 or Public/Semi Public Zones. Per Kenmore Municipal Code 18.100.120, temporary use permit is a mechanism by which the city may permit a use otherwise not permitted in a specific zoning area for periods of limited duration. A temporary use permit cannot exceed a total of 90 days unless extended by the City Council to one year.

The District has owned a facility in the Moorlands area of Kenmore which was previously used as a fire station. The District has not used the facility for that purpose since 1994 when the volunteer firefighter program ended. The building was subsequently leased to the Boys and Girls Clubs of King County and more recently the YMCA for use with their children's after school and summer camp programs. The YMCA has terminated its lease with the District and the building is now vacant.

The District has maintained ownership of the parcel due to its potential value as a site for future fire suppression and/or emergency medical response station. The District is currently evaluating its options and would like to lease the facility in an effort to offset its holding costs related to this property while the future use of the facility is determined.

The District has received several offers to lease the 1842 square foot former fire station. All of the parties expressing interest in the facility would use it for low hazard indoor storage. The District has conditionally accepted a proposal from Michel Klebeck pending approval of a temporary use permit from the City of Kenmore. Mr. Klebeck current leases a space from the City of Kenmore in the Kenmore Village complex.

Understanding the facility is surrounded by a residential area that must not be negatively impacted; the use of the facility for indoor storage will be subject to the following conditions:

- Storage is only permitted inside the structure

- Storage is limited to low hazard commodities, no alcohol or other hazardous materials will be allowed
- The building will be equipped with a monitored alarm system
- The grounds will be maintained at the current level of care
- Visits to the site for pick up and drop off will be infrequent (approximately once per week) and limited to daytime hours.

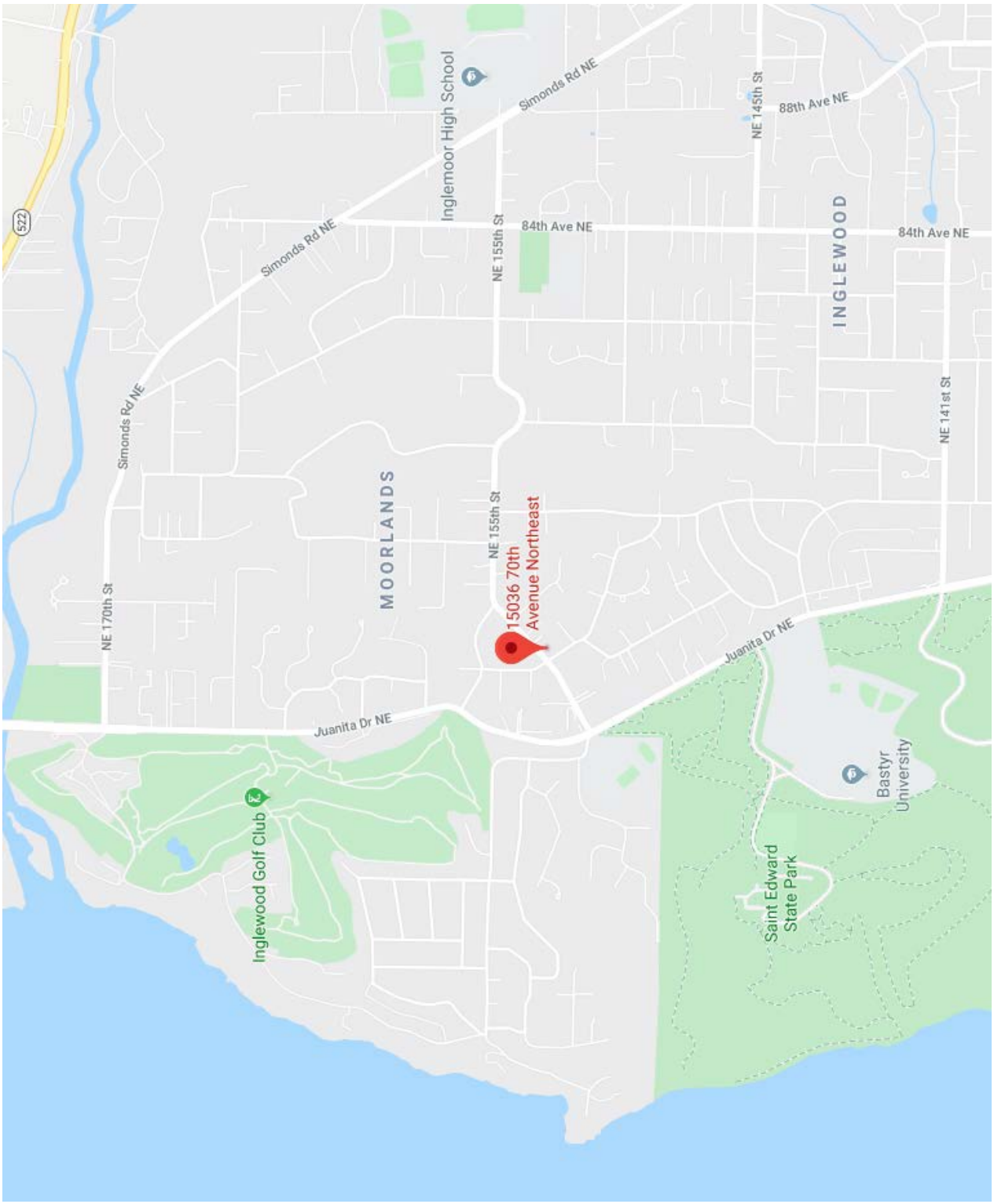
The use of the District's facility for indoor storage will have little to no impact on the surrounding neighborhood. The presence of a tenant will reduce the chance of vandalism and vagrants illegally gaining entry or hanging around the site. Moneys collected for rent will benefit the District's taxpayers by offsetting the holding costs of this property. Mr. Klebeck understands that the lease would be terminated if the condition of no tangible impact to the neighborhood is not maintained.

I appreciate your attention and assistance with this matter. If you have any further questions regarding this request please feel free to contact me.

Sincerely

Jim Torpin
Fire Chief

Exhibit C


Simonds Rd NE
Inglemoor High School
NE 145th St
88th Ave NE
522
Simonds Rd NE
NE 155th St
84th Ave NE
84th Ave NE
INGLEWOOD
Simonds Rd NE
NE 141st St
MOORLANDS
NE 155th St
15036 70th Avenue Northeast
NE 170th St
Juanita Dr NE
Juanita Dr NE
Bastyr University
Inglewood Golf Club
Saint Edward State Park

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public hearing, Discussion, and Action to allow "Construction and Trade" as a temporary use for Interim Public Works Shop for a one-year period for a property located at 6532 NE Bothell Way which is owned by City of Kenmore and zoned Downtown Commercial, subject to conditions.

For Council Meeting Agenda of: November 7, 2022

Department: Development Services

Prepared by: Samantha Loyuk, Development Services Director

	Initial & Date
Approved by Department Head:	SL 10/12/22
Approved by City Attorney:	JSR 10/21/22
Approved by Finance Director:	LS 10/12/22
Approved by City Manager:	**RGK 10/27**

Proposed Council Action/Motion:
Motion to allow "Construction and Trade" as a temporary use for Interim Public Works Shop for a one-year period at real property located at 6532 NE Bothell Way, Kenmore, Washington, which is owned by City of Kenmore and zoned Downtown commercial, subject to conditions.

Exhibits/Attachments:
Exhibit A: Renewal Narrative
Exhibit B: Renewal Application
Exhibit B: Site location map
Exhibit D: Landscaping

INFORMATION/BACKGROUND:
On January 1, 2019, the City of Kenmore ("City") started providing in-house public works services. Since then, the City has been searching for a permanent location for a Public Works Shop. The Zoning Code – Title 18 KMC, defines this use as "Construction and Trade" (KMC 18.20.590). In 2018, a city-owned property located at 6532 NE Bothell Way ("subject property") was identified as a possible temporary location for the Public Works Shop. The subject property is zoned Downtown Commercial (DC) and takes access from 67th Avenue NE; no environmentally critical areas or buffers are mapped or known of on site. According to KMC 18.25.020, "Construction and Trade" uses are prohibited in the DC zone. However, the use is allowed on a temporary basis through a Temporary Use Permit (KMC 18.100.100). Temporary Use Permits are a mechanism by which the City may permit a use otherwise not permitted. Temporary Use Permits that exceed 90-days require a public hearing and Council approval for up to one year; a temporary use permit may be renewed for additional periods (one-year increments) at Council's discretion, following a public hearing.

On November 13, 2018, the subject property was approved by Kenmore City Council ("Council") to temporarily locate the Public Works Shop at the property for a period of one year (January 1, 2019 to January 2, 2020). As the search for a permanent location continued, the temporary use was approved by Council for three additional years; each approved in one-year increments by Council (12/9/2019, 11/23/2020 and 12/13/2021).

In late 2021, the City purchased a property for the permanent location of a Public Works Shop and the Public Works Operations Division is currently working on the design and budget for the new building.

The current temporary use permit is set to expire on January 1, 2023. Although a new property was purchased, it won't be ready prior to expiration of the permit. As such, the Public Works Operations Division has requested a one-year renewal of the temporary use permit. This will likely be the last renewal since the subject property has been designated for an affordable housing project scheduled to begin in 2023 (Plymouth Affordable Housing project).

RECOMMENDATION: Staff recommends approval of the temporary use permit extension. The project meets the decisional criteria established in KMC 18.100.125.A-C, which requires that the temporary use: i) will not be materially detrimental to the public welfare; ii) is compatible with existing land uses in the immediate vicinity in terms of noise and house of operation; and iii) provides adequate parking.

Council can take action on the temporary use permit extension following a public hearing.

Development Services recommends the following conditions for the temporary use permit:

- The existing black chain link fence with privacy screening shall remain for the duration of the use;
- The landscaping installed along the perimeter of the property fronting NE Bothell Way and 67th Ave NE must remain in good condition for the duration of the use; and
- The one-year renewal will be valid from January 1, 2023 to January 1, 2024.

FISCAL CONSIDERATION:

The temporary location is necessary for the Public Works Operations Division to continue to provide necessary services to the public. Keeping the shop in this temporary location until the property is needed for redevelopment presents no additional financial obligation beyond what has already been considered.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Continue to implement the Economic Development Strategy.

September 2022

TEMPORARY USE PERMIT

The City owns the Shell property at the northwest corner of SR-522 and 67th Ave NE which is approximately ½ acre in size. It is currently used as an interim public works and parks maintenance and operation site. The entire property is needed to accommodate the interim use for the City. Public Works / Parks operation and Maintenance uses are prohibited on this property by the Zoning code. To accommodate the temporary use, Council has approved several one-year temporary use exceptions.

While a permanent location has been purchased for the public works shop, the temporary use will need to continue until the new site is ready or until the property is developed into affordable housing (whichever comes first). Based on the affordable housing proposal and partnership with Plymouth Housing, the requested 1-year temporary use will likely be the last for this property and use.

FENCING

The City previously installed a 6-foot high black chain link fence with privacy screening. This has been maintained and continues to provide screening and a secure site for city vehicles, equipment and staff.

LANDSCAPING

The City previously installed a 5-foot wide strip of Type II landscaping along the SR 522 frontage. This has been maintained and acts a visual separator between the property and the public (SR 522).

NOISE/PARKING AND LAND USE

The temporary use is not (and has not been) materially detrimental to the public welfare. In addition to the property on SR 522, the back side of the Post Office building at 6700 NE 181st St (another city-owned building) is used for indoor storage and office space for maintenance workers. Noise and parking associated with the temporary public works shop has been minimal and compatible with surrounding uses.

104 CITY OF KENMORE, WA
PERMIT RENEWAL OR EXTENSION APPLICATION

18120 68th Ave NE, Kenmore, WA 98028 425-398-8900 www.kenmorewa.gov

Please renew/extend permit #: TMP18-0723 (PRJ18-0147)
Issue date of original permit: Approx. 2018
Project Name: Interim Public Works Shop
Property Address: 6532 NE Bothell Way Kenmore, WA 98028
Parcel no. 794630-0195 & 794630-0196

Work Started? N ☐, Y ☑ →What Stage: Temporary use is ongoing

Requesting a Final inspection only ☐

Permit #: TMP18-0723
STAFF USE AREA
Date stamp

If work has not started, reason for delay: N/A

Applicant: City of Kenmore - Jennifer Gordon, Public Works Phone: 425-398-8900
Address: 18120 68th Ave NE City, Zip, St: Kenmore, WA 98028
e-mail address: JGordon@kenmorewa.gov Fax:
Signature: [signature] **Date:** 9.28.22
I understand that this does not constitute a permit and there are associated fees with this request

Please update the following information if there have been any changes:

Property Owner: CITY OF KENMORE Phone: 425-398-8900
Address: 18120 68TH AVE NE City, Zip, St: KENMORE, WA 98028
e-mail address: Fax:

Contractor's Company Name: N/A Phone:
Address: City, Zip:
e-mail address: Fax:
Contractor's Lic. #: Expiration Date: State UBI#:

Contact Person: Jennifer Gordon, Public Works Operations Mana Phone:
Address: City, Zip:
e-mail address: Fax:

XI. B. MOTION PASSED Allow "Construction and Trade" as a temporary use f...

PHASE 2: TEMPORARY USE PERMIT #TMP18-0723

Exhibit C

WORK STAGING AREA

EXISTING TREE AND LANDSCAPE AREA

EXISTING UTILITIES

PARCEL BOUNDARY

67TH AVE NE

VEHICLES EQUIPMENT MATERIALS

EXISTING LANDSCAPE AREA - ADJACENT PROPERTY

STORAGE CONTAINERS

794630-0195

WORK STAGING AREA

30-FOOT GATE ENTRANCE/EXIT

EXISTING TREE AND LANDSCAPE AREA

VEHICLES EQUIPMENT MATERIALS

794630-0196

EXISTING STRUCTURE

VEHICLES EQUIPMENT MATERIALS

EXISTING STRUCTURE TO REMAIN

5-FOOT TYPE 2 LANDSCPAING

NE BOTHELL WAY

PW SHOP - TEMP USE SITE PLAN TMP18-0723
OWNER: CITY OF KENMORE - PUBLIC WORKS
18120 68TH AVE NE
KENMORE, WA 98028
(425) 398-8900

ADDRESS: 6728 NE 181ST ST (2 PARCELS)

PARCEL ID: 794630-0195
LEGAL: SQUIRES W C PLAT OF KENMORE LESS SLY 70 FT THOF
LOT SIZE: 13,600 SF (0.31 ACRE)
EXISTING IMPERVIOUS AREA: 11,123 SF (0.26 ACRE)
PROPOSED IMPERVIOUS AREA: SAME
ZONING: DOWNTOWN COMMERCIAL

PARCEL ID: 794630-0196
LEGAL: SQUIRES W C PLAT OF KENMORE SLY 70 FT LESS POR FOR RD PER REC # 20070122002204
LOT SIZE: 8,622 SF (0.20 ACRE)
EXISTING IMPERVIOUS AREA: 7,480 SF (0.17 ACRE)
PROPOSED IMPERVIOUS AREA: SAME
ZONING: DOWNTOWN COMMERCIAL

6-FOOT FENCE
DRIVEWAY
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB

N

0 5 10 20 30 40 Feet

Exhibit D

June, 2022

September, 2021

XI. B. MOTION PASSED Allow "Construction and Trade" as a temporary use f...

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Amendments to the 2021-2022 Biennial Budget	For Council Meeting Agenda of: November 7, 2022 Department: Finance and Administration Prepared by: Leticia Salcido, Finance and Administration Director Initial & Date Approved by Department Head: 11/2/22 Approved by City Attorney: Approved by Finance Director: 11/2/22 Approved by City Manager: RGK RGK
Proposed Council Action/Motion: Review and discuss: 1. Amendments to the 2021-2022 Biennial Budget	Exhibits/Attachments: Exhibit 1 – Year End Recommended Budget Adjustments

INFORMATION/BACKGROUND:

On November 23, 2020, the City of Kenmore City Council adopted the 2021-2022 biennial budget. The City-wide budget was amended on November 22, 2021, during the Mid Biennium Review. The amended budget includes revenue ($150,901,432) and expenditures ($151,782,022) projections for both years which support the City Council priorities, departmental work programs, various municipal obligations, as well as Federal and State mandates.

Prior to the close of 2022, which will conclude the 2021-2022 biennial budget period, it is important to review all funds' budgets, consider actions taken by the City Council since the last budget amendment, consider any significant unappropriated expenditures, and adjust fund budgets accordingly so as not to exceed approved legal appropriations.

Amendments to the following funds will be recommended and details will be provided prior to and at the Council Meeting:
General Fund, Strategic Opportunities, Street, Public Art, ARPA Fiscal Recovery, 2016 & 2021 UTGO Debt Service, Transportation Capital, REET, W&W Bond Project, Park Capital, Sammamish Bridge Replacement, Public Works Shop, Surface Water Management and Surface Water Management Capital Fund.

In the General Fund, the most significant adjustments are due to the land acquisition Holt Property and an interfund loan to Park Capital Fund to prevent a negative cash balance at the end of 2022 due to the lag in receiving grant reimbursements.

Following Council's direction on the proposed budget amendments, a public hearing will be held on November 14, 2022. An ordinance to formally amend the budget will be presented for approval at the Council meeting of November 21, 2022.

FISCAL CONSIDERATION:
Details of proposed revenue and expenditure adjustments are included as part of exhibit 1 & 2.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED: - All City Council Priorities

Per RCW 35A the budget is the legal authority to expend public funds and controls those expenditures by setting the amount of the appropriation at the fund level by ordinance.

Account No.	Account Name	Current 2021-2022 Amended Budget	Recommended Budget Amendment Inrease (decrease)	2021-2022 Amended Budget
Fund 001 General Fund				
REVENUES				
001.000.31311000	Local Sales & Use Tax	5,954,280	800,000	6,754,280
	To adjust revenue projections			-
				-
001.019.38120000	Interfund Loan Repayment Received	2,850,000	450,000	3,300,000
	to reflect loan repayment from Public Works Shop Fund			
				-
				-
EXPENDITURES				-
001.019.59448.6025	Land	-	2,200,000	2,200,000
	To record land acquisition- Holt Property (GF portion)			-
				-
001.019.59700.0307	Transfer to Public Works Shop Fund	-	20,000	20,000
	to record transfer for debt service			-
				-
001.019.58110.9007	Interfund Loan to Public Works Shop Fund	550,000	450,000	1,000,000
	to reflect loan			
				-
001.019.58110.9008	interfund loan to Park Capital Fund	-	1,050,000	1,050,000
	for cash flow purposes due to lag in reimbursement			
Fund 046 Strategic Opportunities Fund				
REVENUES				
				-
EXPENSE				-
046.000.59448.6025	Land	-	1,710,000	1,710,000
	To record land acquisition- Holt Property & Cozy Inn (SOF portion)			-
				-

Account No.	Account Name	Current 2021-2022 Amended Budget	Recommended Budget Amendment Inrease (decrease)	2021-2022 Amended Budget
Fund 101 Street Fund -				
REVENUE				
		-		-
				-
EXPENSE				-
101.000.59700.0307	Transfer to Public Works Shop Fund	-	55,000	55,000
	to reflect transfer for debt service public works shop debt			-
101.000.58110.9008	interfund loan to Park Capital Fund	-	1,400,000	1,400,000
	for cash flow purposes due to lag in receiving grant reimbursements			-
				-
				-
Fund 110- Public Art Fund				
REVENUES				
				-
EXPENSE				-
110.000.57320.6006	1% for Arts Program	144,473	(75,000)	69,473
110.000.59700.0303	Transfer to Park Capital Fund	-	75,000	75,000
	for projects P18, P27, P28 (original budget included in Park Capital Fund but not in Public Art)			-
				-
Fund 130 - ARPA Fiscal Recovery Fund				
REVENUE				
		-		-
				-
				-
EXPENDITURES				-
130.000.51810.5016	ARPA Business Assistance Grant	-	100,000	100,000
130.000.51810.4310	ARPA Affordable Housing	-	100,000	100,000
130.000.51810.4300	Consulting services	20,000	100,000	120,000
	to budget for expenditures	-		-
		-		-
		-		-
		-		-
Fund 200 - 2016 & 2021 UTGO Debt Service Fund				
REVENUE				
200.000.31110001	W&W Excess Property Tax Levy	1,580,000	258,000	1,838,000
	To increase budgeted amount to actual			-
				-
EXPENDITURES				-
200.000.59131.7001	Redemption of Debt	890,000	155,000	1,045,000
200.000.59231.8001	Bonds-Interest	691,100	101,900	793,000
	To increase budgeted amount to actual			

Account No.	Account Name	Current 2021-2022 Amended Budget	Recommended Budget Amendment Inrease (decrease)	2021-2022 Amended Budget
Fund 300 Transportation Capital Fund				
REVENUE				
300.000.33403101	T41 State DOE grant-Juanita Dr.	-	943,000	943,000
300.000.39700302	Transfer from W&W Bond Project Fund	6,308,160	700,000	7,008,160
300.000.36701002	Juanita Dr. project NUD reimbursement	76,958	391,000	467,958
300.000.36700301	Transfer from REET Fund	5,105,050	124,000	5,229,050
	To update budget amount to actual for T41 project			-
EXPENSE				-
300.000.59530.6719	T41 Juanita Dr. Ped & Bike Safety	10,255,932	2,158,000	12,413,932
	To update budget amount to actual biennium expenditures			-
				-
				-
Fund 301 REET				
REVENUE				
				-
				-
				-
EXPENSE				-
301.000.59700.0307	Transfer to Public Works Shop Fund	-	110,000	110,000
	to record transfer for debt service			-
				-
				-
Fund 302 W&W Bond Project Fund				
REVENUE				
302.000.36110000	Investment interest	47,000	80,000	127,000
302.000.39200000	Bond proceeds (premium)	-	122,000	122,000
	To reflect increase in revenues			-
				-
				-
				-
EXPENSE				-
302.000.59700.0303	Transfer to Parks Capital Fund	5,939,521	500,000	6,439,521
	To budget for reimbursement to Park Capital Fund for 2020 expenditures			
302.000.59700.0300	Transfer to Transportation Capital Fund	6,308,160	700,000	7,008,160
	to reflect expenditure reimbursement			-
				-
302.000.51420.4016	Bank Fees	-	126,000	126,000
	To increase budget for 2021 UTGO bond fees			-

Account No.	Account Name	Current 2021-2022 Amended Budget	Recommended Budget Amendment Inrease (decrease)	2021-2022 Amended Budget
Fund 303 Park Capital Fund				
REVENUE				
				-
303.000.39700302	Transfer from W&W Bond Project Fund	5,939,521	500,000	6,439,521
	reimbursement for 2020 expenditures not in budget			-
				-
				-
303.000.38110000	Interfund loan received (from General Fund)	-	1,050,000	1,050,000
303.000.38110000	Interfund loan received (from Street Fund)	-	1,400,000	1,400,000
	for cash flow purposes due to lag in grant reimbursement			-
				-
303.000.39700304	Transfer from Park Impact Fund	829,412	280,368	1,109,780
	to cover P30 Rhodo. Park Boathouse expenditures over budgeted amount (21/22)			-
EXPENSES				-
303.000.59476.6115	P30 Rhody Park Public Boathouse	6,400	280,368	286,768
	To reflect increase in expenditure from budget amount			-
				-
				-
303.000.59476.6112	P27 Squires Landing waterfront	8,257,952	250,000	8,507,952
	To adjust budget to projected			-
Fund 304 Park Impact Fee Fund				
REVENUES				
304.000.34585000	Park Impact Fees	250,462	250,000	500,462
	To increase budget amount to reflect better than expected revenues in 2022			-
EXPENSE				-
304.000.59700.0303	Transfer to Park Capital Fund	829,412	280,368	1,109,780
	to cover P30 Rhododendron Park Boathouse expenditures 2021-2022			-

Account No.	Account Name	Current 2021-2022 Amended Budget	Recommended Budget Amendment Inrease (decrease)	2021-2022 Amended Budget
Fund 307 Public Works Shop Fund				
REVENUE				
307.000.39700401	Transfer from Surface Water Management Fund	-	133,000	133,000
307.000.39700301	Transfer from REET Fund	-	110,000	110,000
307.000.39700101	Transfer from Street Fund	-	55,000	55,000
307.000.39700001	Transfer from General Fund	-	20,000	20,000
	To reflect transfer for debt service			-
				-
EXPENSE				-
307.000.58120.0001	Interfund Loan Repayment (to General Fund)	-	1,000,000	1,000,000
307.000.58120.0046	Interfund Loan Repayment (to Strategic Opp. Fund)	-	1,200,000	1,200,000
307.000.58120.0401	Interfund Loan Repayment (to Surface Water Managemer	-	400,000	400,000
	to payback loan received in 2021 prior to bond issuance			-
				-
				-
307.000.59148.7001	Redemption of Debt	-	75,000	75,000
307.000.59248.8001	Bond Interest	-	240,000	240,000
	to reflect debt service payment on OST and Banner Bank bonds			-
				-
				-
307.000.59448.6026	Public Works Shop	-	250,000	250,000
	To adjust budget amount to reflect projected expenditures			-
				-
Fund 401 Surface Water Management Fund (SWM fund)				
REVENUE				
				-
				-
				-
EXPENSE				-
401.000.59700.0307	Transfer to Public Works Shop Fund	-	133,000	133,000
	to reflect transfer for debt service public works shop debt			-
				-
				-
				-

REVENUE					
FUND NO.	FUND	2021-2022 Adopted Revenue Budget	2021 Mid-Biennium Amendments	2022 Mid-Biennium Amendments	2021-2022 Amended Revenue Budget
001	General Fund	28,567,770	2,022,000	1,250,000	31,839,770
045	Strategic Reserve fund	22,000	-	-	22,000
046	Strategic Opportunities Fund	476,718	2,500,000	-	2,976,718
101	Street fund	3,065,526	700,000	-	3,765,526
110	Public Art Fund	400	-	-	400
115	Transportation Benefit District	-	700,000	-	700,000
130	ARPA Fiscal Recovery Fund	-	6,447,480	-	6,447,480
200	2016 UTGO Debt Service Fund	1,580,000	-	258,000	1,838,000
300	Transportation Capital Fund	25,978,459	(1,691,500)	2,158,000	26,444,959
301	Real Estate Excise Tax Fund (REET)	2,074,459	4,251,712	-	6,326,171
302	W&W Bond Project fund	10,047,000	-	202,000	10,249,000
303	Park Capital Fund	8,601,548	4,818,946	3,230,368	16,650,862
304	Park Impact Fee Fund	185,263	375,159	250,000	810,422
305	Transportation Impact fee Fund	687,708	576,987	-	1,264,695
306	Sammamish Bridge Replacement	26,668,658	4,117,000	-	30,785,658
307	Public Works Shop fund	6,500,000	2,600,000	318,000	9,418,000
401	Surface Water Management Fund	5,085,947	1,146,390	-	6,232,337
402	SWM Capital Fund	3,918,467	(15,000)	-	3,903,467
403	Swamp Creek Basin	6,600	141,634	-	148,234
501	Equipment Replacement Fund	244,101	-	-	244,101
	TOTAL	$ 123,710,624	$ 28,690,808	$ 7,666,368	$ 160,067,800

EXPENDITURES					
FUND NO.	FUND	2021-2022 Adopted Expenditure Budget	2021 Mid-Biennium Amendments	2022 Mid-Biennium Amendments	2021-2022 Amended Expenditure Budget
001	General Fund	27,067,770	1,550,000	3,720,000	32,337,770
045	Strategic Reserve fund	-	-	-	-
046	Strategic Opportunities Fund	2,063,503	1,500,000	1,710,000	5,273,503
101	Street fund	3,328,167	-	1,455,000	4,783,167
110	Public Art Fund	144,473	-	-	144,473
115	Transportation Benefit District	-	700,000	-	700,000
130	ARPA Fiscal Recovery Fund	-	1,570,900	300,000	1,870,900
200	2016 UTGO Debt Service Fund	1,581,100		256,900	1,838,000
300	Transportation Capital Fund	24,286,959		2,158,000	26,444,959
301	Real Estate Excise Tax Fund (REET)	6,301,961	1,638,161	110,000	8,050,122
302	W&W Bond Project fund	11,235,993	1,011,688	1,326,000	13,573,681
303	Park Capital Fund	8,549,948	4,990,149	530,368	14,070,465
304	Park Impact Fee Fund	829,412	-	280,368	1,109,780
305	Transportation Impact fee Fund	3,817,547	45,000	-	3,862,547
306	Sammamish Bridge Replacement	26,668,658	4,031,202	-	30,699,860
307	Public Works Shop fund	3,500,000	2,500,000	3,165,000	9,165,000
401	Surface Water Management Fund	7,821,398	(114,587)	133,000	7,839,811
402	SWM Capital Fund	3,918,467	-	-	3,918,467
403	Swamp Creek Basin	645,546	150,151	-	795,697
501	Equipment Replacement Fund	448,456		-	448,456
	TOTAL	$ 132,209,358	$ 19,572,664	$ 15,144,636	$ 166,926,658

EXHIBIT 3

PROJECTED ENDING FUND BALANCE							
FUND NO.	FUND	2020 Actual Ending Fund Balance	Budget Revenues	Budget Expenditures	Amendments Revenues	Amendments Expenditures	2022 Projected Ending Fund Balance
001	General Fund	2,286,831	28,567,770	27,067,770	3,272,000	5,270,000	1,788,831
045	Strategic Reserve fund	1,345,298	22,000	-	-	-	1,367,298
046	Strategic Opportunities Fund	2,560,223	476,718	2,063,503	2,500,000	3,210,000	263,438
101	Street fund	1,606,797	3,065,526	3,328,167	700,000	1,455,000	589,156
110	Public Art Fund	154,032	400	144,473	-	-	9,959
115	Transportation Benefit District	126,886	-	-	700,000	700,000	126,886
130	ARPA Fiscal Recovery Fund	-	-	-	6,447,480	1,870,900	4,576,580
200	2016 UTGO Debt Service Fund	189,434	1,580,000	1,581,100	258,000	256,900	189,434
300	Transportation Capital Fund	476,337	25,978,459	24,286,959	466,500	2,158,000	476,337
301	Real Estate Excise Tax Fund (REET)	1,995,415	2,074,459	6,301,961	4,251,712	1,748,161	271,464
302	W&W Bond Project fund	3,347,911	10,047,000	11,235,993	202,000	2,337,688	23,230
303	Park Capital Fund	185,588	8,601,548	8,549,948	8,049,314	5,520,517	2,765,985
304	Park Impact Fee Fund	338,409	185,263	829,412	625,159	280,368	39,051
305	Transportation Impact fee Fund	2,602,602	687,708	3,817,547	576,987	45,000	4,750
306	Sammamish Bridge Replacement	7,707	26,668,658	26,668,658	4,117,000	4,031,202	93,505
307	Public Works Shop fund	-	6,500,000	3,500,000	2,918,000	5,665,000	253,000
401	Surface Water Management Fund	2,443,642	5,085,947	7,821,398	1,146,390	18,413	836,168
402	SWM Capital Fund	229,359	3,918,467	3,918,467	(15,000)	-	214,359
403	Swamp Creek Basin	1,092,182	6,600	645,546	141,634	150,151	444,719
501	Equipment Replacement Fund	482,376	244,101	448,456	-	-	278,021
	TOTAL	$ 21,471,029	$ 123,710,624	$ 132,209,358	$ 36,357,176	$ 34,717,300	$ 14,612,171

Signature: Rob Karlinsey
Rob Karlinsey (Nov 2, 2022 18:18 PDT)

Email: rkarlinsey@kenmorewa.gov

AB 2021-2022 Budget Amendments Nov 2022-2

Final Audit Report 2022-11-03

Created:	2022-11-02
By:	Leticia Salcido (lsalcido@kenmorewa.gov)
Status:	Signed
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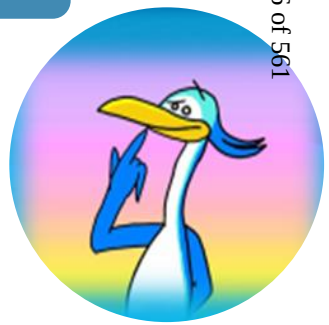
City of Kenmore, Washington

For Discussion: 2021-2022 Budget Amendments

City Council Meeting November 7, 2022



Prior to closing the 2021-2022 Budget period

Need to ensure expenditures do not exceed legally adopted budgets

Adjust for previously approved Council actions and/or direction since the Mid Biennial review and adjustment

Unanticipated increases in certain expenditures as well as better than expected revenues

General Fund Adjustments - Revenues:

General Fund overall

Sales Tax Revenues coming in higher than original budget amount in 2022

Several expenditures have exceeded established budgets

Recommended revenue adjustments

$1,250,000

$800,000 increase in sales tax revenue

$450,000 interfund loan repayment from Public Works Shop Fund

General Fund Adjustments - Expenditures:

Recommended expenditure adjustments

$3,720,000

- $2.2 million - land acquisition (Holt Property)
- $1,050,000 - Interfund loan to Park Capital Fund
- $ 450,000 - Interfund loan to Public Works Shop Fund
- $ 20,000 - Transfer to Public Works Shop Fund (debt service)

General Fund Adjustments:

Summary 2021-2022 Amended General Fund Budget

Total Amended Revenues	$31,839,770
Total Amended Expenditures	$32,618,138

Net impact to Ending Fund Balance

General Fund Budgeted Amended Ending Fund Balance	=	$4,258,831
Add: Revenue adjustments		1,250,000
Less: Expenditure adjustments		(3,720,000)
Current Amended Ending Fund Balance		$1,788,831

Other Fund Adjustments:

Strategic Opportunities Fund

- **Expenditures:**
  - $1,710,000
    - Land acquisition (Holt/Bench Properties)

Street Fund

- **Expenditures:**
  - $1.4M - Interfund loan to Park Capital Fund
  - $55,000 transfer to PW Shop Fund for debt service

Public Art Fund

- **Expenditures:**
- $75,000 increase in transfer to Park Capital Fund for Projects from 1% for Arts Program

Other Fund Adjustments:

ARPA

- **Expenditures:**
  - $300,000
  - Business Assistance Grant
  - Affordable Housing
  - Consulting

2016 & 2021 UTGO Debt Service Fund

- **Revenues:**
- $258,000
- To increase budget for property tax levy to actual

- **Expenditures:** $257,000
- To increase debt service budget to actual

W&W Bond Project Fund

- **Revenues:**
  - $202,000
    - To reflect bond proceeds premium and interest
- **Expenditures:**
- $1.3M
  - transfer to Park Capital Fund, Transportation Capital Fund and bank fees

Other Fund Adjustments:

Transportation Capital Fund

- **Revenues:**
- $2.1M – to reflect in budget the amount of revenues and transfers in for Juanita Dr. Project

- **Expenditures:**
- $2.1M
- To adjust budget amount to actual expenditure total (Juanita Dr. Project)

Park Capital Fund

- **Revenues:**
- $2.4M
- To reflect in budget interfund loan for cash flow purposes (due to lag in grant reimbursement)

- **Expenditures:** $500,000 – increase in allocation from bond proceeds for capital project

- $280,368
  - Transfer from park impact for Boathouse expenditures

Park Impact Fund

- Revenues:
- $250,000 increase in revenue above budgeted amount

- **Expenditures:**
- $280,368
  - Transfer to Park Capital Fund for boathouse expenditures

Other Fund Adjustments:

REET

- **Expenditures:**
- $110,000 transfer to PW Shop for debt service

Public Works Shop Fund

- **Revenues:**
- $318,000 transfer in for debt service (SWM, REET, Street, GF)

- **Expenditures:**
  - $1.6M Interfund Loan Repayment (to GF, SOF, SWM)

- $315,000
  - debt service payment
- $200,000
  - PW Shop expenditures

Surface Water Management Fund

- **Expenditures:**
- $133,000
  - Transfer to PW Shop Fund for debt service

Total City wide Budget Amendments

City Wide:Total Revenue Adjustments

- Revenues: $7,666,368
  - Includes Interfund of $4,822,368
- Total Amended Revenues
  - $160,067,800

City Wide: Total Expenditure Adjustments

- Expenditures: $15,144,636
  - Includes Interfund of $7,373,368
- Total Amended Expenditures
  - $166,926,658

The next actions will be:

- **November 14, 2022**
  - **Public Hearing**
- **November 21, 2022**
  - **Ordinance to Amend the 2021-2022 Biennial Budget**

This concludes the presentation portion of the Public Hearing on Amendments to the 2021-2022 Biennial Budget.

Comments or Questions?

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic:
Surface Water Utility Tax –
Amendment to Kenmore Municipal Code to include surface water business as an occupation subject to utility tax.

For Council Meeting Agenda of: November 7, 2022

Departments:
Finance and Administration

Prepared by:
Leticia Salcido - Finance and Administration Director

	Initial & Date
Approved by Department Head:	LS 10/14/22
Approved by City Attorney:	
Approved by Finance Director:	LS 10/14/22
Approved by City Manager:	

Attachments/Exhibits:
Exhibit A: Ordinance No. 22-0563
Exhibit B: Financial Sustainability Plan

Proposed Council Action/Motion:

1) First Reading Review Ordinance No. 22-0563 Amending Kenmore Municipal Code Chapter 3.35 Utility Tax to include Surface Water Business as an occupation subject to tax.

INFORMATION/BACKGROUND:

The City of Kenmore has adopted balanced budgets and maintained healthy fund balances over the years but in 2019 the City's financial forecasts showed that operating expenditures were likely to exceed operating revenues in future years. The contributors to the situation were a combination of state-imposed restrictions on property tax growth, unfunded mandates, flat or little growth in other revenues and growth in operating revenues that was not keeping up with the cost of providing City services.
The City retained a firm to serve as independent consultant to review the financial condition and to assist in working toward a balanced financial forecast. The financial consultant confirmed the projected structural deficit. The consultant reviewed Kenmore's fiscal capacity and concluded that compared to other cities in the area, Kenmore's General fund revenues per capita were relatively low.

The City approved a Financial Sustainability Task Force to advise the City Manager on ways to resolve the structural deficit. Community input via means of a budget simulator tool was also obtained. The task force presented their findings and recommendations for a Financial Sustainability Plan (FSP) to the City Manager and City Council. The Financial Sustainability Plan included a combination of expenditure reductions and revenue enhancements. The strategies in the Plan were to strengthen the City's financial position and maintain fund balance at the City Council's target threshold (20% of operating expenditures) through 2028.

One of the strategies in the Financial Sustainability Plan was the implementation of a six percent (6%) Surface Water utility tax. The following is a table presented by the FSP consultant in their report indicating the cities around Kenmore and the applicable Cable Utility Tax rate at that point in time.

City	Surface Water Utility Tax
Kenmore	0%
Bothell	6%
Kirkland	6.98%
Lake Forest Park	0%
Mercer Island	8%
Mill Creek	0%
Mountlake Terrace	10%
SeaTac	0%
Shoreline	6%
Woodinville	0%

Because of inflationary pressures, expenditures continue to increase, and revenues are not keeping up with that growth. As an example, the preliminary 2023-2024 biennium budget includes an increase in police services contract of approximately $825,000, risk insurance of $348,000 etc. It is for those reasons that the budget had to incorporate the surface water utility tax revenue (per FSP) in the amount of $253,000 for the biennium.

A surface water utility tax at six percent will cost single family residential property owners, at the 2023 surface water management fee rate, $14.94 per year or $1.24 per month (note that this tax will be paid annually or semiannually as part of the property tax bill). Surface Water utility tax rates will vary for commercial property owners, based on impervious surface area coverage. In the Financial Sustainability Plan, one reason a surface water utility tax was recommended over other utility taxes is the full exemption from surface water management fees for lower income seniors and disabled residents.

FISCAL CONSIDERATION:

The surface water utility tax approved in the Financial Sustainability Plan is in the amount of 6% and is to begin in 2023. The projected revenue to the City's operating fund from this utility tax is in the estimated amount of $125,000 per year.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

City Council Goal - Create and Implement a Financial Sustainability Plan

CITY OF KENMORE
WASHINGTON

ORDINANCE NO. 22-0563

AN ORDINANCE OF THE CITY OF KENMMORE, WASHINGTON, AMENDING SECTIONS 3.35.020 AND 3.35.040 OF THE KENMORE MUNICIPAL CODE TO ESTABLISH AND LEVY A UTILITY TAX ON THE PRIVILEGE OF CONDUCTING A SURFACE WATER UTILITY BUSINESS IN THE CITY; PROVIDING FOR REFERENDUM; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Kenmore desires to protect the future financial soundness of the City, minimize financial risk, and promote sound financial management; and

WHEREAS, the City Council is authorized by Chapters 35.21 and 35A.82 RCW, among other laws, to establish and collect excise taxes from persons conducting business within the City, including utility businesses; and

WHEREAS, the City Council has previously established and levied excise taxes on the privilege of conducting electrical energy, natural gas, telephone, cellular telephone and cable television businesses within the City, as stated in Chapter 3.35 of the Kenmore Municipal Code; and

WHEREAS, in 2019, the City's financial forecast demonstrated that the City is experiencing structural revenue issues whereby the City's operating revenue is not keeping pace with the cost of providing City services, and this trend still exists in 2022; and

WHEREAS, in 2020, the City convened the Financial Sustainability Plan Task Force, which held nine meetings from January 2020 to August 2020, and in September 2020 the Task Force presented its findings and recommendations for a Financial Sustainability Plan to the City Council, which recommendations included establishing certain utility taxes in the amount of six percent of gross revenues, as a strategy to increase revenues to support the provision of City services; and

WHEREAS, also in 2020, the City conducted public outreach on the issues relating to the Financial Sustainability Plan, by mailing postcards to all City residents, conducting a survey, accepting public comment at all Task Force meetings, holding an online open house, and placing articles in mailed newsletters, e-news articles, and social media; and

WHEREAS, after considering all of the information gathered by the City, on October 26, 2020, the City Council adopted Resolution No. 20-357, adopting the City of Kenmore Financial Sustainability Plan 2021 through 2028, in order that the City can sustain funding City services at current levels through 2028, and which includes the establishment of a surface water utility tax in the amount of six percent of gross income of said businesses, beginning in 2023, as one of the adopted revenue strategies; and

WHEREAS, this Ordinance implements the City of Kenmore Financial Sustainability Plan 2021 through 2028, by establishing a surface water utility tax in the amount of six percent of total gross income of said businesses; and

WHEREAS, the City Council desires to amend certain sections in Chapter 3.35 of the Kenmore Municipal Code, to establish and levy an excise tax on the privilege of conducting a surface water utility business within the City in the amount of six percent of gross income of said businesses, in accordance with the provisions of Chapter 3.35; and

WHEREAS, the City Council has determined that the provisions of this Ordinance are in the best interests of the City, are necessary to implement the City of Kenmore Financial Sustainability Plan 2021 through 2028, and will protect and promote the public health, safety and general welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Amendment. The City Council amends Section 3.35.020 of the Kenmore Municipal Code to read as follows:

3.35.020 Utility Tax.

The tax provided for in this chapter shall be known as the "utility tax," and is levied upon the privilege of conducting an electrical energy, natural gas, telephone, cellular telephone, ~~or~~ cable television or surface water utility business within the city.

Section 2. Amendment. The City Council amends Section 3.35.040 of the Kenmore Municipal Code to read as follows:

3.35.040 Occupations subject to tax -- Amount.

There is levied upon, and shall be collected from, a person, because of certain business activities engaged in or carried on in the City, taxes in the amount to be determined by the application of rates given against gross income as follows:

A. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting electric energy, a tax equal to four percent of the total gross income from such business in the City during the period for which the tax is due;

B. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting natural gas, a tax equal to four percent of the total gross income from such business in the City during the period for which the tax is due;

C. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting telephone service, a tax equal to six percent of the total gross income from such business in the City during the period for which the tax is due;

D. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting cellular telephone service, a tax equal to six percent of the total gross

income from such business in the City during the period for which the tax is due; ~~and~~

E. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting cable television service, a tax equal to six percent of the total gross income from such business in the City during the period for which the tax is due; and

F. Upon a person engaged in or carrying on the business of selling or furnishing surface water utility service, a tax equal to six percent of the total gross income from such business in the City during the period for which the tax is due.

Section 3. Referendum. This Ordinance shall be subject to the referendum procedures and provisions stated in KMC 3.35.150 and KMC 3.35.160, copies of which are attached to this Ordinance as **Attachment A**; provided, that a referendum petition seeking to repeal this Ordinance shall be filed with the city clerk within seven days of passage by the City Council of this Ordinance, or publication thereof, whichever is later. In accordance with RCW 35.21.706 and KMC 3.35.160, the referendum procedure stated in KMC 3.35.150 and this Section 3 shall be the exclusive referendum procedure for the utility tax first imposed in this Ordinance, and shall supersede the procedures, to the extent applicable, under Chapters 35.17 and 35A.11 RCW and all other statutory provisions for initiative and referendum which might otherwise apply.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 5. Effective Date. This Ordinance shall be published in the City's newspaper of record, and shall take effect and be in full force on January 1, 2023, which date shall be at least five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF _____, 2022.

CITY OF KENMORE

_____
Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

_____
Anastasiya Warhol, City Clerk

Approved as to form:

_____

Dawn Reitan, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
ORDINANCE NO.:
DATE OF PUBLICATION:
EFFECTIVE DATE:

ATTACHMENT A

KMC 3.35.150 and KMC 3.35.160

3.35.150 Referendum procedure.

The provisions of this chapter are subject to the referendum procedure as follows:

A. A referendum petition seeking to repeal the ordinance codified in this chapter shall be filed with the city clerk, who shall be designated the person to receive petitions of all types, within seven days of the passage by the city council of the ordinance codified in this chapter or publication thereof, whichever is later.

B. Within 10 days, the city clerk shall confer with the petitioner concerning the form and style of the petition, issue an identification number for the petition, and cause to be written a ballot title for the measure.

C. The ballot title shall be posed as a question, so that an affirmative answer to the question and an affirmative vote on the measure results in the tax or tax rate increase being imposed, and a negative answer to the question and a negative vote on the measure results in the tax or tax rate increase not being imposed. The petitioner shall be notified of the identification number and ballot title within this 10-day period.

D. After notification of the identification number and ballot title, the petitioner shall have 30 days in which to secure on petition forms the signatures of not less than 15 percent of the registered voters of the City and to file the signed petitions with the city clerk.

E. Each petition form shall contain the ballot title and the full text of the measure to be referred. The city clerk shall verify the sufficiency of the signatures on the petitions. If sufficient, valid signatures are properly submitted, the city clerk shall cause the referendum measure to be submitted to the City voters at a general or special election held on one of the dates provided in RCW 29.13.010, as determined by the city council, which election shall not take place later than 120 days after the signed petition has been filed with the city clerk. [Ord. 98-0037 § 15.]

3.35.160 Exclusive procedure.

Pursuant to RCW 35.21.706, the referendum procedure set forth in KMC 3.35.150 shall be the exclusive referendum procedure for the utility tax imposed herein, and shall supersede the procedures, to the extent applicable, under Chapters 35.17 and 35A.11 RCW and all other statutory or charter provisions for initiative or referendum which might otherwise apply. [Ord. 98-0037 § 16.]

CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 20-357

A RESOLUTION OF THE CITY COUNCIL OF KENMORE, WASHINGTON, APPROVING THE CITY OF KENMORE FINANCIAL SUSTAINABILITY PLAN THROUGH 2027

WHEREAS, Kenmore incorporated and became a City on August 31, 1998; and

WHEREAS, the City of Kenmore has historically adopted balanced budgets and accumulated healthy fund balances over the years; and

WHEREAS, Kenmore is a residential bedroom community with property tax as its largest source of operating revenue; and

WHEREAS, state law restricts property tax growth to one percent per year plus property tax from new construction; and

WHEREAS, the City is experiencing a structural revenue problem whereby the City's operating revenue growth is not keeping pace with the cost of providing City services; and

WHEREAS, the City's pre-pandemic financial forecast predicted that the City's operating expenses would exceed operating revenues as early as 2022; and

WHEREAS, an independent consultant reviewed the City's financial projections and confirmed that operating expenses would exceed operating revenues as early as 2022; and

WHEREAS, on October 7, 2019, the City Council approved a process to create a financial sustainability plan. This process authorized the creation of a City Financial Sustainability Plan Task Force to advise the City Manager on ways to resolve the City's upcoming structural deficit. On November 12, 2019, the Council approved the Task Force's charter, and the City Manager appointed Task Force members soon thereafter; and

WHEREAS, the Task Force held nine meetings between January 2020 and August 2020. These meetings included opportunity for public comment and other opportunities for public input, including the Balancing Act financial public engagement tool; and

WHEREAS, the Task Force considered the information provided by City staff, the independent consultant, and the public and created a recommended financial sustainability plan through 2027 that includes multiple actions phase over several years; and

WHEREAS, the Task Force members presented their findings and recommendations for a financial sustainability plan to the City Manager and City Council on September 10, 2020, and the City Council provided comments and feedback regarding the Task Force's recommended financial sustainability plan; and

WHEREAS, the Kenmore City Council desires to establish a balanced six-year financial sustainability plan and has directed the City Manager to bring forward a proposed plan for City Council approval;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council approves the Financial Sustainability Plan, as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 2. The Financial Sustainability Plan shall become effective immediately upon approval of this resolution.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, AT A REGULAR MEETING THEREOF THIS 26th DAY OF OCTOBER, 2020.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Anastasiya Warhol, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney

Exhibit A

City of Kenmore

Financial Sustainability Plan

2021 through 2028

Introduction and Background

Due to state-imposed limits on property tax growth, flat or slow growth in other revenues, unfunded state and federal mandates, and other factors, the City's operating revenues are not projected to keep pace with the cost of providing city services. As a result, the City of Kenmore faces an upcoming structural deficit in its operating budget (General Fund and Street Fund).

In 2019, the City Council directed staff to embark on the public process of creating a Financial Sustainability Plan (FSP) by examining the City's priorities, services, costs, and revenues. The City Council further directed that a Financial Sustainability Plan for Kenmore should produce balanced Street Fund and General Fund operating budgets for three biennia, or six years.

The process of creating a Financial Sustainability Plan began with the following activities in the 4th quarter of 2019 and early 2020:

- Formal establishment of the FSP process and timelines, as well as the creation of a charter for a Task Force of community members to recommend a financial sustainability plan to the City (October and November 2019)
- A community survey (December 2019)
- An independent assessment of the City's financial projections and long-range forecasts, provided by the firm Management Partners (November and December 2019)
- Updates to the City's Priority-Based Budgeting system (Fall 2019)
- Communications about the budget and City finances, including a financial forecast report to the City Council in January 2020 (ongoing through 2019 and into 2020)

Financial Sustainability Plan Task Force—January 2020 through August 2020

Starting in January 2020, the issue of financial sustainability and possible solutions were discussed through a public engagement process, including the use of a Task Force of community members to examine the issue and advise the City Manager on the City's options.

In addition to providing an independent review of the City's financial projections, Management Partners was retained to advise the City and the Task Force on evaluating budget balancing strategies. Management Partners also provided specific strategies for the Task Force to consider.

The Task Force held nine meetings between January 2020 and August 2020. During the first several meetings, Management Partners reported on its findings about the City's financial projections, and City staff provided the Task Force with information on city functions, funding sources, and how financial resources are allocated. The Task Force also learned about Priority Based Budgeting and how City programs were prioritized and scored against results established by the City Council.

The concept of "Price of Government" was also discussed, including Kenmore's tax revenue trends compared to household income in Kenmore. The Price of Government analysis showed that City revenues as a percentage of household income has been declining over the years.

The Task Force met several times up until April of 2020, then paused its work due to the pandemic. The Task Force resumed its meetings in an online virtual format in August 2020, including an online open house for additional public comment.

Public Outreach and Engagement

In August 2020, an online budget simulator tool, known as "Balancing Act," was provided as an interactive way for the public to consider Kenmore's budget challenges and offer input on how to balance the City budget. A post card was sent to all mailboxes in the city with the purpose of encouraging the public to engage the Balancing Act tool and provide comments on the City's finances. Preliminary results of public input from Balancing Act were provided to the Task Force at the August 24th, 2020 meeting.

Going back to 2019 up through the present, other methods of informing the public and seeking public participation included a statistically valid survey, public comment at all Task Force meetings, online public open house, FSP articles in several mailed newsletters, e-news articles, and social media posts.

Task Force Recommendations

At the ninth and Final Task force meeting on August 25, the Task Force deliberated and produced a set of recommendations for the City Manager and the City Council to consider. The recommendations included a combination of budget cuts, service level efficiencies, and new revenues.

At the September 10, 2020 City Council online budget retreat, the City Council heard additional public comment on the topic of financial sustainability, received an update on Priority Based Budgeting results and program rankings, reviewed a forecast update and potential strategies from the consultant, Management Partners, processed the results of the public feedback from the Balancing Act budget simulator, and listened to the Task Force recommendations for financial sustainability through 2027.

During deliberations, the Task Force established the following five principles in guiding their discussions and decisions:

1. Implement a balanced approach that recognizes and reflects: a) changes in state regulations; b) that Kenmore has changed since it became a City twenty-two years ago; and c) community conditions, needs, and interests.

2. Minimize the impacts on low-income residents.

3. Fund services of the highest value to Kenmore residents and businesses.

4. Where possible, shift the burden of paying for services to those who use them, including non-residents.

5. Maintain realistic levels of service, including when revenues increase.

The Task Force recommendations included the following:

Task Force's Proposed Expenditure Strategy	**Year**
Discontinue Contribution to School Resource Officer Program	2021
Continue most of the expenditure reductions made in 2020	2021
Add HR/Diversity, Equity, Inclusion Position & Program	2021
Increase Mental Health RADAR Program	2021
Increase Pavement Preservation Funding	2022
Seek Alternative Jail Providers	2024

Task Force's Proposed Revenue Strategy	**Year**	**Phased In?**
Property Tax Banked Capacity	2022	Yes; over three years
Cable TV Utility Tax (6%)	2022	Yes; begin in mid 2022
Traffic Photo Enforcement	2022	Yes; begin in mid 2022
User Fee Study	2022	No
Admissions Tax	2023	Yes; begin in mid 2023
Utility Tax on Solid Waste	2024	No

The Task Force's final report is attached as an addendum to this Financial Sustainability Plan.

After the Task Force report was presented to the City Council at the September 14, 2020 meeting, the City Council asked questions and provided feedback and direction. The City Council then directed the City Manager to finalize a Financial Sustainability Plan and bring it forward for City Council approval in October 2020.

Financial Sustainability Plan: 2021-2028

The following financial sustainability plan is based on the Task Force recommendations and subsequent direction from the City Council. Using conservative revenue and expenditure forecast assumptions, the following plan sustains funding of City services at current levels through 2028:

Expenditure Strategy

Discontinue Contribution to School Resource Officer Program	2021
Continue most of the expenditure reductions made in 2020	2021
Add HR/Diversity, Equity, Inclusion Position & Program	2021
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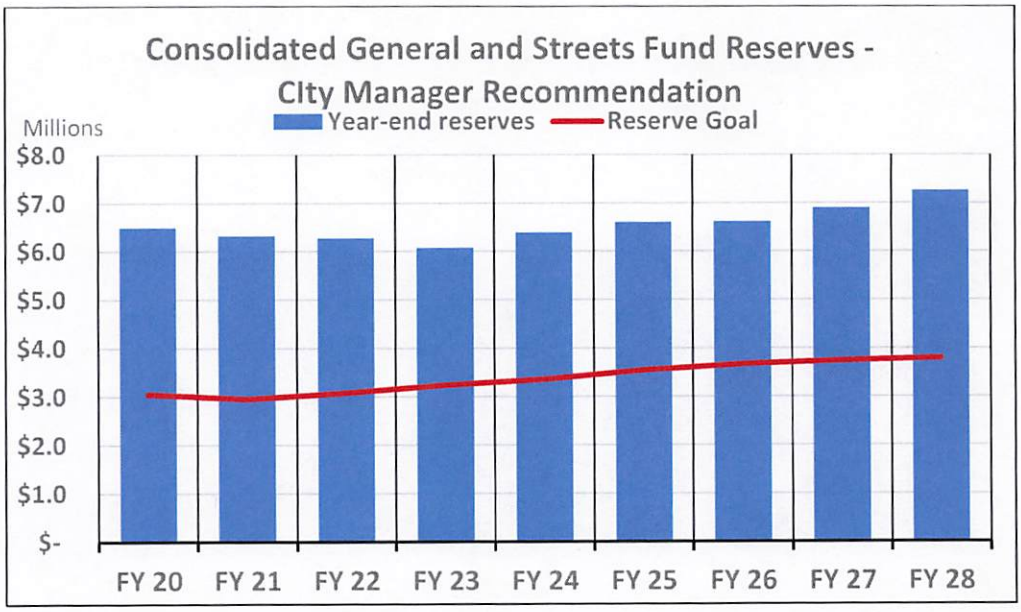
Surface Water Utility Tax (6%)	2023	No
Admissions Tax	2024	No
Voter-Approved Transportation Sales Tax Increase (0.1%-0.2%)	2027	No

The above strategies for expenditures and revenues will strengthen the City's financial position and maintain fund balances above the City Council's target threshold (20% of annual budgeted operating expenditures) through 2028, assuming current service levels and the adjusted recessionary forecast assumptions used in Management Partners' report:



This financial sustainability plan accomplishes the goal set forth by the City Council in the fall of 2019, which was to create a sustainable financial plan for six years, or three biennia through 2026. This plan meets that goal with councilmanic authority. For continued financial sustainability beyond 2026, this plan recommends a voter-approved transportation sales tax increase to go into effect no later than 2027 and thereby extends the City's financial sustainability at least two years beyond the original six-year goal.

This plan should be reviewed regularly and adjusted as needed. Economic conditions that turn out to be worse than the recession-based assumptions in the plan may drive the need to accelerate some of the strategies in the plan; reductions in state-shared revenues or new unfunded mandates may also give cause to move up some of the strategies. On the other hand, better-than-anticipated financial conditions may delay the need to move forward with certain strategies.

The City appreciates the Task Force members for their many hours of service and their most helpful ideas and recommendations. We would also like to thank Steve Toler of Management Partners and his team for providing much needed analysis and expertise throughout this process.

Signature: RGK (Oct 17, 2022 10:10 PDT)

Email: rkarlinsey@kenmorewa.gov

AB-Surface water util tx-1st reading

Final Audit Report 2022-10-17

Created:	2022-10-15
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CITY OF KENMORE
WASHINGTON

ORDINANCE NO. 22-0563

AN ORDINANCE OF THE CITY OF KENMMORE, WASHINGTON, AMENDING SECTIONS 3.35.020 AND 3.35.040 OF THE KENMORE MUNICIPAL CODE TO ESTABLISH AND LEVY A UTILITY TAX ON THE PRIVILEGE OF CONDUCTING A SURFACE WATER UTILITY BUSINESS IN THE CITY; PROVIDING FOR REFERENDUM; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Kenmore desires to protect the future financial soundness of the City, minimize financial risk, and promote sound financial management; and

WHEREAS, the City Council is authorized by Chapters 35.21 and 35A.82 RCW, among other laws, to establish and collect excise taxes from persons conducting business within the City, including utility businesses; and

WHEREAS, the City Council has previously established and levied excise taxes on the privilege of conducting electrical energy, natural gas, telephone, cellular telephone and cable television businesses within the City, as stated in Chapter 3.35 of the Kenmore Municipal Code; and

WHEREAS, in 2019, the City's financial forecast demonstrated that the City is experiencing structural revenue issues whereby the City's operating revenue is not keeping pace with the cost of providing City services, and this trend still exists in 2022; and

WHEREAS, in 2020, the City convened the Financial Sustainability Plan Task Force, which held nine meetings from January 2020 to August 2020, and in September 2020 the Task Force presented its findings and recommendations for a Financial Sustainability Plan to the City Council, which recommendations included establishing certain utility taxes in the amount of six percent of gross revenues, as a strategy to increase revenues to support the provision of City services; and

WHEREAS, also in 2020, the City conducted public outreach on the issues relating to the Financial Sustainability Plan, by mailing postcards to all City residents, conducting a survey, accepting public comment at all Task Force meetings, holding an online open house, and placing articles in mailed newsletters, e-news articles, and social media; and

WHEREAS, after considering all of the information gathered by the City, on October 26, 2020, the City Council adopted Resolution No. 20-357, adopting the City of Kenmore Financial Sustainability Plan 2021 through 2028, in order that the City can sustain funding City services at current levels through 2028, and which includes the establishment of a surface water utility tax in the amount of six percent of gross income of said businesses, beginning in 2023, as one of the adopted revenue strategies; and

WHEREAS, this Ordinance implements the City of Kenmore Financial Sustainability Plan 2021 through 2028, by establishing a surface water utility tax in the amount of six percent of total gross income of said businesses; and

WHEREAS, the City Council desires to amend certain sections in Chapter 3.35 of the Kenmore Municipal Code, to establish and levy an excise tax on the privilege of conducting a surface water utility business within the City in the amount of six percent of gross income of said businesses, in accordance with the provisions of Chapter 3.35; and

WHEREAS, the City Council has determined that the provisions of this Ordinance are in the best interests of the City, are necessary to implement the City of Kenmore Financial Sustainability Plan 2021 through 2028, and will protect and promote the public health, safety and general welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Amendment. The City Council amends Section 3.35.020 of the Kenmore Municipal Code to read as follows:

3.35.020 Utility Tax.

The tax provided for in this chapter shall be known as the "utility tax," and is levied upon the privilege of conducting an electrical energy, natural gas, telephone, cellular telephone, ~~or~~ cable television or surface water utility business within the city.

Section 2. Amendment. The City Council amends Section 3.35.040 of the Kenmore Municipal Code to read as follows:

3.35.040 Occupations subject to tax -- Amount.

There is levied upon, and shall be collected from, a person, because of certain business activities engaged in or carried on in the City, taxes in the amount to be determined by the application of rates given against gross income as follows:

A. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting electric energy, a tax equal to four percent of the total gross income from such business in the City during the period for which the tax is due;

B. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting natural gas, a tax equal to four percent of the total gross income from such business in the City during the period for which the tax is due;

C. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting telephone service, a tax equal to six percent of the total gross income from such business in the City during the period for which the tax is due;

D. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting cellular telephone service, a tax equal to six percent of the total gross

income from such business in the City during the period for which the tax is due; ~~and~~

E. Upon a person engaged in or carrying on the business of selling, furnishing, or transmitting cable television service, a tax equal to six percent of the total gross income from such business in the City during the period for which the tax is due; and

F. Upon a person engaged in or carrying on the business of selling or furnishing surface water utility service, a tax equal to six percent of the total gross income from such business in the City during the period for which the tax is due.

Section 3. Referendum. This Ordinance shall be subject to the referendum procedures and provisions stated in KMC 3.35.150 and KMC 3.35.160, copies of which are attached to this Ordinance as **Attachment A**; provided, that a referendum petition seeking to repeal this Ordinance shall be filed with the city clerk within seven days of passage by the City Council of this Ordinance, or publication thereof, whichever is later. In accordance with RCW 35.21.706 and KMC 3.35.160, the referendum procedure stated in KMC 3.35.150 and this Section 3 shall be the exclusive referendum procedure for the utility tax first imposed in this Ordinance, and shall supersede the procedures, to the extent applicable, under Chapters 35.17 and 35A.11 RCW and all other statutory provisions for initiative and referendum which might otherwise apply.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 5. Effective Date. This Ordinance shall be published in the City's newspaper of record, and shall take effect and be in full force on January 1, 2023, which date shall be at least five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF _____, 2022.

CITY OF KENMORE

_____
Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

_____
Michelle Kang, Deputy City Clerk

Approved as to form:

_____

Dawn Reitan, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
ORDINANCE NO.:
DATE OF PUBLICATION:
EFFECTIVE DATE:

ATTACHMENT A

KMC 3.35.150 and KMC 3.35.160

3.35.150 Referendum procedure.

The provisions of this chapter are subject to the referendum procedure as follows:

A. A referendum petition seeking to repeal the ordinance codified in this chapter shall be filed with the city clerk, who shall be designated the person to receive petitions of all types, within seven days of the passage by the city council of the ordinance codified in this chapter or publication thereof, whichever is later.

B. Within 10 days, the city clerk shall confer with the petitioner concerning the form and style of the petition, issue an identification number for the petition, and cause to be written a ballot title for the measure.

C. The ballot title shall be posed as a question, so that an affirmative answer to the question and an affirmative vote on the measure results in the tax or tax rate increase being imposed, and a negative answer to the question and a negative vote on the measure results in the tax or tax rate increase not being imposed. The petitioner shall be notified of the identification number and ballot title within this 10-day period.

D. After notification of the identification number and ballot title, the petitioner shall have 30 days in which to secure on petition forms the signatures of not less than 15 percent of the registered voters of the City and to file the signed petitions with the city clerk.

E. Each petition form shall contain the ballot title and the full text of the measure to be referred. The city clerk shall verify the sufficiency of the signatures on the petitions. If sufficient, valid signatures are properly submitted, the city clerk shall cause the referendum measure to be submitted to the City voters at a general or special election held on one of the dates provided in RCW 29.13.010, as determined by the city council, which election shall not take place later than 120 days after the signed petition has been filed with the city clerk. [Ord. 98-0037 § 15.]

3.35.160 Exclusive procedure.

Pursuant to RCW 35.21.706, the referendum procedure set forth in KMC 3.35.150 shall be the exclusive referendum procedure for the utility tax imposed herein, and shall supersede the procedures, to the extent applicable, under Chapters 35.17 and 35A.11 RCW and all other statutory or charter provisions for initiative or referendum which might otherwise apply. [Ord. 98-0037 § 16.]

CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 20-357

A RESOLUTION OF THE CITY COUNCIL OF KENMORE, WASHINGTON, APPROVING THE CITY OF KENMORE FINANCIAL SUSTAINABILITY PLAN THROUGH 2027

WHEREAS, Kenmore incorporated and became a City on August 31, 1998; and

WHEREAS, the City of Kenmore has historically adopted balanced budgets and accumulated healthy fund balances over the years; and

WHEREAS, Kenmore is a residential bedroom community with property tax as its largest source of operating revenue; and

WHEREAS, state law restricts property tax growth to one percent per year plus property tax from new construction; and

WHEREAS, the City is experiencing a structural revenue problem whereby the City's operating revenue growth is not keeping pace with the cost of providing City services; and

WHEREAS, the City's pre-pandemic financial forecast predicted that the City's operating expenses would exceed operating revenues as early as 2022; and

WHEREAS, an independent consultant reviewed the City's financial projections and confirmed that operating expenses would exceed operating revenues as early as 2022; and

WHEREAS, on October 7, 2019, the City Council approved a process to create a financial sustainability plan. This process authorized the creation of a City Financial Sustainability Plan Task Force to advise the City Manager on ways to resolve the City's upcoming structural deficit. On November 12, 2019, the Council approved the Task Force's charter, and the City Manager appointed Task Force members soon thereafter; and

WHEREAS, the Task Force held nine meetings between January 2020 and August 2020. These meetings included opportunity for public comment and other opportunities for public input, including the Balancing Act financial public engagement tool; and

WHEREAS, the Task Force considered the information provided by City staff, the independent consultant, and the public and created a recommended financial sustainability plan through 2027 that includes multiple actions phase over several years; and

WHEREAS, the Task Force members presented their findings and recommendations for a financial sustainability plan to the City Manager and City Council on September 10, 2020, and the City Council provided comments and feedback regarding the Task Force's recommended financial sustainability plan; and

WHEREAS, the Kenmore City Council desires to establish a balanced six-year financial sustainability plan and has directed the City Manager to bring forward a proposed plan for City Council approval;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council approves the Financial Sustainability Plan, as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 2. The Financial Sustainability Plan shall become effective immediately upon approval of this resolution.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, AT A REGULAR MEETING THEREOF THIS 26th DAY OF OCTOBER, 2020.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Anastasiya Warhol, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney

Exhibit A

City of Kenmore

Financial Sustainability Plan

2021 through 2028

Introduction and Background

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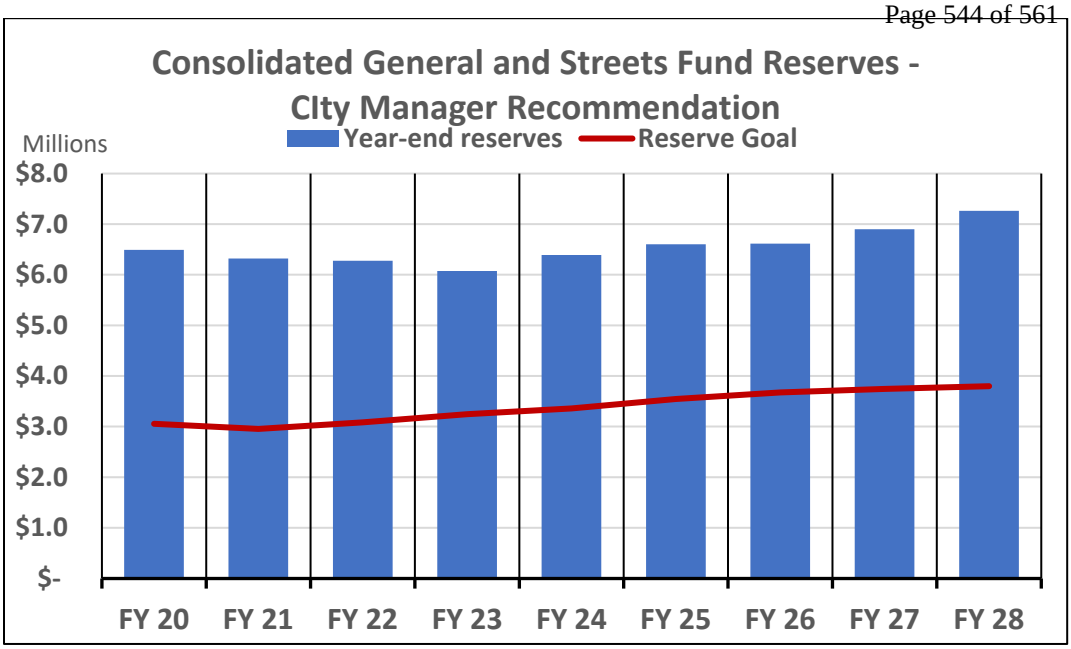

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This plan should be reviewed regularly and adjusted as needed. Economic conditions that turn out to be worse than the recession-based assumptions in the plan may drive the need to accelerate some of the strategies in the plan; reductions in state-shared revenues or new unfunded mandates may also give cause to move up some of the strategies. On the other hand, better-than-anticipated financial conditions may delay the need to move forward with certain strategies.

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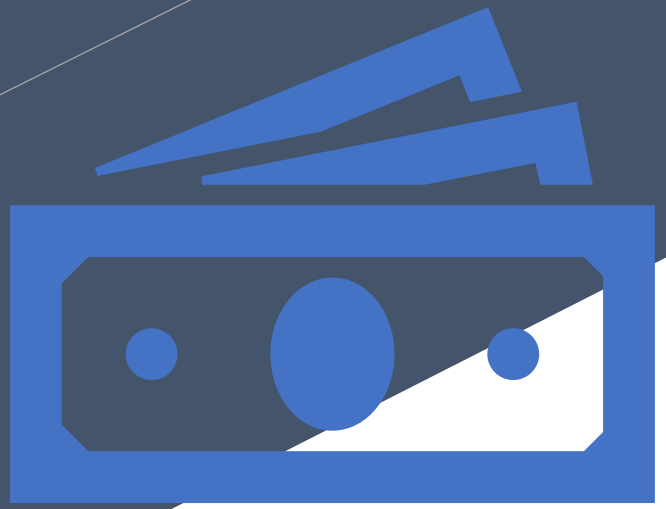

SURFACE WATER UTILITY TAX

FSP

FINANCIAL SUSTAINABILITY PLAN

- Why
  - Financial forecast 2023-2028
    - Structural deficit
    - Reduction in fund balance
- Reasons
  - Revenues not keeping up w/cost of providing city services
  - Restrictions increase - major revenue source
  - Unfunded mandates
- Plan
  - Expenditure reductions
  - Revenue Enhancement
- Goal
  - Strengthen financial position
  - Maintain fund balance above 20%

Revenue Enhancement measures

- General Fund
  - Surface water utility tax 2023
  - Property Tax Banked capacity 2023-2027
  - Admissions tax - 2024

Surface Water Utility Tax

- **Surface Water Assessment** – imposed on each developed parcel in the city. (based on size of property and impervious surface)
  - Funds are used to develop, maintain, manage, and improve surface water system that serves the community
- City contracts with King County to collect assessment as part of property tax process. Collections are remitted to the City.
  - Utility tax would be part of this collection
- Rates are based on a formal study by independent consultant
- 2023-2024 rates are the last two years of rate study approved by council in 2018
- Service charge for single-family residential property with 10% or less of impervious surface.
  - $249.03 - 2023
  - $258.99 – 2024
- 6% - Utility tax
  - $14.94 - 2023
  - $15.53 - 2024

Per Capita Utility Tax Revenue

CITY	UTILITY TAX PER CAPITA	NATURAL GAS	ELECTRIC	TELECOM	CABLE	WATER	SEWER	STORMWATER	SOLID WASTE
Bothell	$179.71	6%	6%	6%	6%	11.5%	6%	6%	5%
Mercer Island	$173.17	6%	6%	6%	7%	8%	8%	8%	7%
Kirkland	$159.92	6%	6%	6%	6%	11.8%	9.5%	6.98%	9.5%
Mountlake Terrace	$148.25	6%	6%	6%	5%	13.8%	10%	10%	10%
Woodinville	$75.75	2%	2%	4%	0%	0%	0%	0%	4%
Shoreline	$70.39	6%	0%	6%	6%	0%	6%	6%	6%
Kenmore	$48.63	4%	4%	6%	6%	0%	0%	0%	0%
Lake Forest Park	$41.72	6%	6%	6%	0%	0%	0%	0%	0%
Median	$121.27	6%	6%	6%	6%	11.5%	8%	7%	6.5%

QUESTIONS?

City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: **City of Kenmore 2023 State Legislative Agenda**	**For Council Meeting Agenda of: November 7, 2022** **Department: City Manager's Office** **Prepared by: Rob Karlinsey, City Manager**
Proposed Council Action/Motion: **Approve the proposed City of Kenmore 2023 State Legislative Agenda and Policy Statements**	**Initial & Date** **Approved by Department Head:** RGK **Approved by City Attorney:** N/A **Approved by Finance Director:** N/A **Approved by City Manager:** RGK **Exhibits/Attachments:** 1. 2023 Legislative Agenda and Policy Statements

INFORMATION/BACKGROUND:

Each year the Kenmore City Council approves a Legislative Agenda prior to each state legislative session that outlines priority actions the City and its government relations consultants will promote during the session.

The proposed 2023 Legislative Agenda for Kenmore is attached to this agenda bill. Policy Statements that guide the consultants in expressing City support for proposals and issues are also included.

Gordon Thomas Honeywell represents the City in State Legislative matters and will advocate for the City's priorities during the legislative session.

FISCAL CONSIDERATION:
The City has a strong record of legislative successes for infrastructure funding and support for key projects.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:
Effective advocacy at the State Legislature supports all Council goals.

City of Kenmore
2023 State Legislative Agenda

Climate Change Planning & Funding
In May 2022 the City of Kenmore adopted its first Climate Action Plan (CAP) which establishes actions the City and community can take to reduce greenhouse gas emissions and reach carbon neutrality by 2050. The City urges the Legislature to require all communities to incorporate climate planning in their comprehensive plans and provide resources for communities to address climate change.

Plymouth Affordable Housing Development
Kenmore is committed to the creation of affordable housing and is pleased to be partnering with Plymouth Housing Group to build 100 units of affordable housing in downtown. The development will include a mix of studios and one-bedroom apartments to serve residents at or below 30% of the area median income (AMI) including seniors, veterans, disabled individuals and individuals who were formerly homeless. The City has committed $5 million in land and other resources, ARCH has committed $3.2 million, and the city has applied for all relevant county and state grant opportunities. Bastyr University is also part of the partnership and is planning a community wellness clinic and apothecary/tea house on the ground floor. The City is requesting the state's investment of $5M to help address the funding gap.

Crisis Receiving Center in North King County
The Cities of Kenmore, Kirkland, Lake Forest Park, Bothell, and Shoreline have formed a unique coalition to improve our regional behavioral health crisis continuum and have discovered a critical flaw in the existing system: the lack of alternatives to hospital emergency rooms and jails for individuals in crisis. Our coalition is partnering with Connections Health Solutions to design, build, and operate a comprehensive behavioral health crisis center in north King County. The facility will serve individuals of all acuities, accept 100% of first responder drop-offs and provide walk-in access to urgent psychiatric care. Kenmore requests the state's support in funding the gap to stand up the North King County Crisis Receiving Center.

Lift 1% Property Tax Cap
As a residential community, 40% of Kenmore's general fund revenue is generated from its largest source of revenue—property tax. The city has a limited retail tax base and is constrained from generating additional revenue to maintain city services, the costs of which are increasing at a rate greater than the State-imposed property growth limit of 1% per year. The City of Kenmore supports lifting the 1% cap on property tax increases and other actions to create a sustainable fiscal structure for cities.

Funding for Affordable Housing
The City of Kenmore supports new funding options for local jurisdictions to address the need for affordable housing, such as a new local option Real Estate Excise Tax (REET). Where possible, such options should be progressively structured to minimize impacts on low and moderate income households.

City of Kenmore
2023 Policy Statements

This is an internal document designed to provide guidance to city staff and the city's lobbyist. The policy statements in this document allow the city to quickly take positions on legislation. It is not all-inclusive of all policy positions that the city may take throughout a session, and the following items are listed alphabetically, not in order of priority.

Automated Traffic Safety Cameras
The City supports expanding the authorized use of automated traffic safety cameras to enforce transit lane violators and other uses of photo enforcement. Automated enforcement presents an unbiased and consistent method of enforcing transit lane violators and maintaining public safety.

Climate Change and Environmental Stewardship
The City supports statewide policies and programs that respond to climate change and protect and promote clean air, clean water, and clean energy. The City's Climate Action Plan establishes a goal of a 50% reduction in greenhouse gas emissions by 2030. A key component to meeting that goal is the enforcement of new state building and energy code requirements.

Criminal Justice
The City supports reforms that address the disparate impacts of systems and institutions on communities of color. As part of this, the City calls on the Legislature to advance criminal justice transformation policies to provide greater safety for communities that historically have not been well-served by existing systems. The City also supports state funding for increased costs resulting from police, court, and other criminal justice reforms. As part of this, the city supports state funding for body camera programs and resources to offset the rising cost of police services, including but not limited to liability insurance.

Environmental Remediation
The City supports the expansion of environmental remediation programs such as the Model Toxics Control Act and the Brownfield Revolving Loan Fund to allow more contaminated sites throughout the state to be eligible for remediation funding.

Local Culvert and Stormwater Funding
The City supports state investments in local culvert and stormwater projects on a watershed basis to maximize the amount of fish habitat gained and improve water quality. The city owns approximately 32 fish blocking culverts and is committed to removing these barriers to improve fish passage but has limited resources to accomplish this task.

Local Infrastructure Funding
The City of Kenmore joins AWC in supporting the State's ongoing and increased investment in infrastructure funding programs such as the Public Works Assistance Account and the Transportation Improvement Board.

Housing Crisis
The City of Kenmore feels the urgency in addressing the housing crisis and is committed to doing what it can to increase the supply of housing, both affordable and market rate. The City welcomes the State's partnership via grant programs, like the Housing Trust Fund, and funding tools to increase the number of housing units for all income levels. The City supports policies and incentives that increase housing construction, including but not limited to reducing legal liability for condominium developers.

Mobile Homes

The City supports legislation that recognizes that mobile homes represent an important affordable housing option throughout the state. Topics such as: ensuring individuals considering purchasing a mobile home are informed about laws and regulations limiting the transport of mobile homes; lease increase notice and other guidelines; tenant protections; and requiring that sellers notify purchasers if a home cannot be moved, are examples of potential legislation that could help protect mobile homeowners' investments and provide greater predictability.

Passenger Only Ferry
The City supports efforts to explore passenger only ferry service from Kenmore to Seattle. The City closely monitored the legislatively directed Puget Sound Regional Council's Passenger Only Ferry Study and supports legislative action to advance findings from the study.

Product Stewardship
The City of Kenmore supports statewide product stewardship programs or extended producer responsibility (EPR) policies that place a share of responsibility for end of life product management on the producers.

RADAR Funding
The City supports state funding for co-responder programs such as the Response Awareness, De-Escalation and Referral (RADAR) program, a highly successful partnership between the Kenmore, Bothell, Kirkland, Lake Forest Park, and Shoreline police departments to address the rights and needs of individuals with behavioral health issues and/or developmental disabilities.

Racial Equity
In accordance with the City's Diversity, Equity, Inclusion and Accessibility (DEIA) policy, it will continue to look for ways to break the racial caste system that still exists in our society, including but not limited to striking from the record any racial based restrictive covenants. As the city makes changes at the local level, we support and expect the state to make systemic changes to improve equity for all members of society.

Real Estate Excise Tax (REET)
The City supports flexible use of local REET revenue for maintenance and operation of city resources as well as a local option for a tiered REET.

Regional Police Authority
The City supports regional funding options for public safety services through the creation of a regional police authority or other mechanisms.

Workforce Development
Helping our economy thrive with well-paying jobs is key to the success of our state. The city supports state funding for workforce development programs, career retraining, education, accommodations and support services.

Zoning and Land Use
The City supports the state establishing housing goals and allowing local jurisdictions discretion in accomplishing those goals through zoning and land use decisions.

DRAFT

CITY OF KENMORE

PREPARING FOR THE 2023 LEGISLATIVE SESSION

SHELLY HELDER

GORDON THOMAS HONEYWELL
GOVERNMENT RELATIONS

NOVEMBER 7, 2022

OVERVIEW

2022 Legislative Session Outcomes

2023 Legislative Session Expectations

Draft Legislative Documents

Next Steps

2022 LEGISLATIVE SESSION OUTCOMES

Kenmore's 2022 State Legislative Priorities

- 61st Avenue NE Sidewalk Replacement
- Local Revenue for Road and Sidewalk Maintenance and Preservation
- Regional Behavioral Health Resources
- Clean Air
- Affordable Housing

2023 LEGISLATIVE SESSION

First year of the two-year biennium, 105-day session

Tasks:

- Develop 2023-25 operating, capital, and transportation budgets
- Consider and adopt policy bills

Political Context:

- November elections formative, 20+ new legislators
- Committee assignments in Nov/Dec 2022
- Legislators representing new districts

DRAFT 2023 LEGISLATIVE PRIORITIES

- Climate Change Planning & Funding
- Plymouth Affordable Housing Development
- Crisis Receiving Center in North King County
- Lift 1% Property Tax Cap
- Funding for Affordable Housing

DRAFT 2023 POLICY STATEMENTS

Kenmore's Policy Statements

- Statements provide guidance for timely engagement during session
- Statements are listed alphabetically for ease of reference
- Edits are a combination of input from City staff and issues that have been discussed by the Legislature in the recent past
- Effectiveness on policy issues is greatest when it directly impacts City operations

NEXT STEPS

November 7th

- Council review of Legislative Documents

Nov 30th – Dec 2nd

- Legislative Committee Days

January 4th

- Legislative Sendoff Event with 1st District Legislators

January 9th

- 2023 Legislative Session begins

QUESTIONS?

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