

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028

Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City of Kenmore Planning Commission Meeting Agenda

August 17 @ 7 p.m. via Zoom

Log-in Information for the Commission Meeting:

Please click the link below to join the webinar or copy and put this link in your address bar in your web browser:

<https://us02web.zoom.us/j/82100592256>

Or One tap mobile :

US: +12532158782,,82100592256# or +13462487799,,82100592256#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 821 0059 2256

International numbers available: <https://us02web.zoom.us/j/82100592256>

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please email Tela Gardner at tgardner@kenmorewa.gov.

1. CALL TO ORDER

2. PUBLIC COMMENTS

This is an opportunity to express your views on issues that are important to you and to the community. Please email comments to Tela Gardner at tgardner@kenmorewa.gov by 5:00 p.m. on Tuesday, August 17, 2021. All comments received will be forwarded to the Planning Commission for consideration. You also may use the "raise hand" feature in Zoom during the Citizen Comment portion of the meeting or call in at the number listed above. A 3-minute comment limit applies.

[Public Comment on Commercial Business in Residential Zoning - P. Finley](#)

3. APPROVAL OF MINUTES

[July 20, 2021 Planning Commission Meeting Minutes](#)
[August 3, 2021 Planning Commission Meeting Minutes](#)

4. AGENDA ITEMS

Community Survey Results and Public Participation Plan
[Staff Memo](#)
[Attachment 1 - Community Survey Analysis](#)
[Attachment 2 - Draft Public Participation Plan](#)

5. ADJOURNMENT

6. UPCOMING MEETINGS:

September 7, 2021, 7:00 p.m. - meeting to be cancelled
September 14, 2021, 7:00 p.m. - rescheduled meeting date?

To: Planning Commission
From: Phyllis Finley
Date: 8.3.21
Re: Commercial Business in Residential Zoning

I am affirming the conclusion that some of you have already come to about the feasibility and practicality of allowing commercial businesses in residential zoning, euphemistically referred to as corner stores.

Let's call it what it is...allowing commercial businesses in residential zoning.
The image of the cottage-like corner store where you buy popsicles, and penny candy, and emergency quarts of milk is Fantasyland.

For me it's an image that's truly nostalgic, having grown up in Seattle with just such a place two blocks away, in the living room of the neighbor's Craftsman bungalow.
But this isn't then and this isn't Seattle.

Four questions/observations/concerns:

1. Has a feasibility study been done to determine if this is financially viable?
Some of you might remember the corner of Juanita Drive and 153rd when the vacant building was a blight in the neighborhood...before it was finally transformed into the Guest House.
The corner store didn't last long.
It was hard to buy bananas for \$1.29 a pound when one could go another ½ mile to QFC and get them for 69 cents.
And what happens to the "feel" of the neighborhood when the corner store folds for good.
2. One benefit that has been purported for the corner store is that it would be closer for neighbors to carry home their groceries. Seriously? Groceries, plural?
Who does their "grocery shopping" at the corner store?
There is no "food desert" in Kenmore.
I challenge you to take your weekly grocery list to Rudy's Corner and find the selection you need at the price you want.
3. If you build it they will come. Really? Have you noticed when there is an escalator and a stairway side by side, the stairway is empty?
Unfortunately, it may be a fantasy to assume that neighbors want to walk...even to the corner store.
Let's also factor in the time. If I walk to the corner store, I'll be back home in 45 minutes with a fraction of the items on my list and more money spent than I intended.
If I drive just a little further to QFC, I'm still home in 45 minutes but I have everything that was on my list AND made a quick stop at Bartell AND picked up a Subway sandwich.
4. Finally, we don't want more traffic in neighborhoods, but we want the business to thrive.
Realistically, how is THAT going to work?
Are all the neighbors within a four block radius going to PROMISE not to go anywhere else, ever, to get their hair cut except at the corner salon.
Fantasyland.

I hope you enjoy pondering the fun and fantasy of the corner store concept in Kenmore.
But seriously, just please, keep commercial businesses out of residential zoning.

Thank you.

**City of Kenmore
Planning Commission Meeting
July 20, 2021 @ 7:00 p.m.**

Planning Commission Members – In Attendance (the meeting was held virtually using the Zoom online platform)

Mark Ohrenschall, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Suzanne Greathouse
Nathan Loutsis
Dennis Olson
Dwight Thompson

Consultants & Staff

Lauri Anderson, Principal Planner
Debbie Bent, Community Development Director
Rita Moreno, Recreation Coordinator/ Admin. Assistant

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:00 p.m.

2. PUBLIC COMMENTS

Vicky Grayland shared her background with corner stores living in Chicago and shared her support of corner stores in Kenmore.

Elizabeth Mooney asked if her husband, Jim Meyers email was received. It was sent to council and planning commission. She also shared concerns about Lakepointe being a toxic site.

Stacey Valenzuela shared concerns about TI' awh-ah-dees Park, and the environmental impacts of the construction. She also shared concerns about the corner stores being discussed at the meeting.

3. APPROVAL OF MINUTES

July 6, 2021 Meeting Minutes – A motion to approve by unanimous consent was made by Commissioner Thompson. Commissioner Loutsis seconded the motion. The motion passed 7-0.

4. AGENDA ITEMS

- Land Use Element Update: Corner Stores in Residential Areas

City Staff gave a brief overview of Corner Stores in Residential Areas. Staff also summarized policies for corner stores in nearby jurisdictions. Commissioners had questions about corner stores vs accessory commercial units. They also asked for clarification about the type of commercial. What is the concept? There was then conversation on the policy directions for amendments to Kenmore's Comprehensive Plan. Commissioners gave feedback on proposed amendments and had in depth discussion on potential amendments. Discussion was about types of corner stores, parking, raising the walkability score of neighborhoods, examining regions within the city that are appropriate for these types of stores. There was also discussion on boulevard vs streets, and where corner stores would be a good fit. Commissioners also discussed off street parking and what the limitations should be for off street parking for corner stores.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 9:04 p.m.

Planning Commission

Approved by Planning Commission on: _____

**City of Kenmore
Planning Commission Meeting
August 3, 2021 @ 7:00 p.m.**

Planning Commission Members – In Attendance (the meeting was held virtually using the Zoom online platform)

Mark Ohrenschall, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Suzanne Greathouse
Nathan Loutsis
Dennis Olson
Dwight Thompson

Consultants & Staff

Lauri Anderson, Principal Planner
Debbie Bent, Community Development Director
Rita Moreno, Recreation Coordinator/ Admin. Assistant

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:00 p.m.

2. PUBLIC COMMENTS

Phyllis Finley– Question and concerns with corner stores in Kenmore and businesses in residential zoning.

Elizabeth Mooney- Kenmore resident, President of PERK. Would like Planning Commission to have a comprehensive understanding of toxins in the environment. Expressed concerns of the Lakepointe property toxins and shared information on the Department of Ecology and their lack of knowledge of what's going on at the site.

Stacey Valenzuela- spoke against wanting corner stores in Kenmore. Also mentioned the empty storefronts that were already in Kenmore. Concerns about Lakepointe and the lack of clean up of the site. Would like to see a park or community center included on that site.

3. APPROVAL OF MINUTES

No minutes were approved at this meeting.

4. AGENDA ITEMS

- Preliminary Results from the Community Survey
- Comprehensive Plan Vision Statement

City Staff gave a brief overview of the topline results from the community survey on land use and housing, including the total number of responses received and how many households were contacted. The consultant will attend the next meeting to provide analysis of the results.

The Planning Commissioners expressed concern that some of the questions seemed misleading, examples were cherry picked, questions were vague, and that the survey had an agenda. Commissioners were asked by staff to flag questions they thought were misleading. Staff emphasized that the purpose of the survey was not to provide answers but to inform the public participation plan. Staff will outline the purpose of the survey, the reasoning behind the questions, and what the goal is for the next meeting.

Staff gave an overview of the Comprehensive Plan vision statement and went over the recommended staff amendments for the vision statement. Commissioners asked for modifications on some of the wording of the vision statement around affordable housing, use of the word attractive, and the description of Kenmore as a waterfront community. There was also a conversation around adding protection of salmon and other species in general. Commissioners then worked with staff on wording of the vision statement.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:56 p.m.

Planning Commission

Approved by Planning Commission on: _____



City Of Kenmore, Washington

Memorandum

Date: August 12, 2021

To: Planning Commission

From: Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner

Regarding: Results from the Community Survey and Review of the draft Public Participation Plan

Community Survey Results

The City's consultant, PRR, Inc., has now completed their analysis of the community survey on land use and housing issues (see Attachment 1). Brett Houghton, Project Manager, will attend your August 17 meeting to present the results.

As we stated at the last meeting, the purpose of this survey was to identify issues and conflicts that will help us develop a public participation program that will provide education to, and involvement from, community members as we update our Comprehensive Plan. The purpose of the survey was NOT to provide the final "answers" to the questions asked, but instead to get a snapshot of community perspectives before any public outreach/education has occurred. This way we can identify topics and tensions that must be addressed as we consider amendments to the Comprehensive Plan.

It is clear that on the topic of affordable housing, further discussion is needed, including clarifying the goal for affordable housing, the definition of affordable housing, and providing facts that illustrate the need for affordable housing. For example, does the definition of affordable housing mean subsidized housing, or housing for those with lower incomes? Is the goal to produce enough housing to make housing at all income levels more affordable?

Questions 4 and 10

The Planning Commission asked whether identifying certain job types in question 4 (nurses, teachers, tech workers) and in question 10 (baristas and food delivery drivers) may have influenced the survey responses.

The median house value in Kenmore in 2019 was \$572,900. To purchase a new home at this price with a 30-year mortgage and a 3% interest rate, an individual income of more than \$94,000 would be needed—nearly 120% of median income in Kenmore. This assumes that a 3% down payment (nearly \$20,000) is provided.

A similar calculation based on median rent (\$1,433) results in the need for an individual annual income of more than \$57,000—between 50% and 80% of median.

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To humanize the survey, we made the decision to provide examples of jobs that generally correlate to different income levels. Objectively, baristas and food delivery persons (referenced in question 10) make close to minimum wage and would have a hard time renting a median-rent apartment in Kenmore.

Likewise, an elementary school teacher (referenced in question 4) in a single income household does not make enough money to buy the median house in Kenmore but would have an easier time renting. A registered nurse in a single income household makes close to median income and might be able to afford a house in Kenmore if it cost less than the median price.

Tech workers on the other hand (the other job referenced in question 4) generally make well over the median income and should not have trouble affording a Kenmore house of median value or more.

Of course, as the number of working household members increases, rent and purchase options also increase.

As the Planning Commission continues to consider questions 4 and 10, it might be useful to think about whether responses to the questions would or should look differently if the questions had been phrased differently. For example, using question 4 as an example, would the community's response have been different if the question had been:

Which is more important to you?

- Having a community with various housing options that are affordable for people at different income levels, including individuals making less than \$80,000 a year OR
- Having a community with mostly single family detached homes at a higher price point, affordable to individuals with annual incomes greater than \$80,000?

OR

Which is more important to you?

- Having a community with various housing options that are affordable for people at different income levels, including truck drivers and accountants OR
- Having a community with mostly single family detached homes at a higher price point, affordable to those with higher incomes, such as general or operations managers?

Additional questions about the survey

Beyond the important discussions of affordable housing definitions and the use of job titles in the questions, Commissioners asked for two additional pieces of information:

Question: Could survey takers take the survey more than once? Were duplicates eliminated?

Response: The consultant confirmed that duplicates from the same ip address were eliminated. The more complete response was kept or, if there were multiple equally complete responses, the latest submitted response was retained.

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Question: What were the results of earlier surveys using question 2 and how did the demographics compare (Where do you feel things are generally headed in Kenmore)?

Response: A 2015 Telephone Survey by EMC Research asked the following question:

3. Do you feel things in Kenmore are generally going in the right direction, or do you feel things have gotten pretty seriously off on the wrong track?

Right direction	69%
Wrong track	12%
(Don't know)	18%

This compares with the 67% in the community survey that responded "right direction" or "somewhat in the right direction." An additional 23% responded "in-between."

Only two demographic questions were asked with the 2015 survey:

Do you own or rent your apartment or home?

Own/(buying)	77%
Rent/(lease)	17%
(Don't Know/Refused)	6%

Age:

18-29	10%
30-39	17%
40-49	20%
50-64	30%
65 or over	19%
(Refused)	4%

These demographics compare with 89% of respondents that were owners and 9% that were renters in the community survey. The age ranges are different and so a cross-comparison with question 13 in the community survey is not possible.

A 2016 Telephone Survey asked the same question:

3. Do you feel things in Kenmore are generally going in the right direction, or do you feel things have gotten pretty seriously off on the wrong track?

Right direction	74%
Wrong track	15%
(Don't know)	12%

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Again, only a couple of demographic questions were asked:

Do you own or rent your apartment or home?

Own/(buying)	76%
Rent/(lease)	17%
(Don't know/Refused)	7%

Age:

18-29	11%
30-39	19%
40-49	17%
50-64	29%
65 or over	20%
(Refused)	4%

Public Participation Plan

Attachment 2 to this memo is the draft Public Participation Plan. This plan outlines activities and community connections that we could use to educate the community on Comprehensive Planning and its topics—particularly related to housing.

Brett from PRR, Inc. will review the draft Plan on August 17. Your input is important and, in particular, if you have ideas of agencies/organizations to add to the community involvement list, that would be much appreciated.

Attachments

Attachment 1: Community survey analysis

Attachment 2: Draft Public Participation Plan

City of Kenmore 2024 Comprehensive Plan Update: Survey Executive Summary

The City planning team mailed postcards inviting every household in Kenmore (9,664, which includes residential PO Boxes) to participate in the Comprehensive Plan Update survey. The team fielded the survey for two weeks from July 3 to 18, 2021. 1,158 Kenmore residents completed the survey, including eight surveys completed in Spanish. This is an 11.6 percent response rate which exceeded our 10 percent response rate goal. The survey results are statistically valid with a +/- 3% margin of error.

Disproportionately more homeowners completed the survey than the overall percentage of homeowners in Kenmore (89% of respondent are homeowners compared to 72.5% of the overall population of Kenmore who own a home). In consideration of this, the researchers ran in-depth correlation analyses to identify statistical differences between homeowners and renters in their survey outcomes.

Key Findings

Overall

- Most people agree that in general, the city is heading in the right direction.
- Residents want a welcoming and inclusive community but are generally opposed to changes that would allow more people to live in Kenmore—including changes to allow greater housing density in more areas of the city.
- Respondents expressed the most support for housing solutions that keep the status quo, meaning preserving existing single-family neighborhoods, preserving existing affordable housing, and keeping apartment development downtown.

Priorities for future growth

The top four priorities for future growth in Kenmore were:

1. Reduced traffic congestion
2. A welcoming and inclusive community
3. Economic development
4. Climate action and environmental sustainability

Trade-offs for the City's planning efforts

- The vast majority of residents want to maintain current housing density to preserve existing trees.
- Respondents prefer keeping current housing density with existing transit options over increasing housing units so that Kenmore may get more transit.
- There was a tie between preserving single family homes and promoting diversity, equity, and inclusion by providing a range of housing types in all neighborhoods.



KENMORE 2044

Kenmore Comprehensive Plan Update

Community Survey Report – August 2021



Why did the city survey the Kenmore community?

The City of Kenmore is updating its Comprehensive Plan. The Comprehensive Plan guides the City's growth and development for the next 20 years. In 2021, the City of Kenmore is focusing on establishing a vision for the future, particularly for land use and housing.

The community survey will be used to help guide the update process and identify important areas to focus on as the City updates the Comprehensive Plan.



Everyone in Kenmore invited to participate

Recruitment

Mailed an invitation postcard and a second postcard as a reminder to every residential address and every PO box in Kenmore, totaling 9,664 recipients

Reach

1,158 people responded to the survey

This 11.6% response rate exceeded our 10% response rate goal

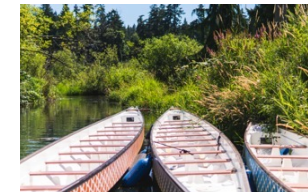
The survey screened out respondents who did not live in Kenmore

Response

A total of 1,132 residents completed the survey online; eight (8) in Spanish, and the rest in English

Another 26 participants completed the survey by phone in English

Call-in phone survey options were available in Mandarin, Russian, and Spanish; no one called to take the survey in those languages



Survey is statistically valid

SURVEY PERIOD

**July 3 to
July 18,
2021**

SURVEY COMPLETION

1,158
people
completed
the survey

11.6%
response rate

+/- 3%
margin of error*

9,664 households invited

**The survey was available in English
and Spanish.**

Statistical analysis

Correlations are statistically significant relationships between a respondent's demographics (i.e., age, gender, home ownership, single-family or multi-family home, household income, and race) **and their responses to substantive survey questions** (e.g., priorities).

* We analyzed all survey questions for correlations with demographic data. We report only the correlations that are statistically significant at the .05 level (95% confidence level) and have correlation coefficients above 0.15 or below -0.15, which indicates a relatively strong relationship.





Key Findings



KENMORE 2044



Overall findings

- Most people agree that, in general, the City is heading in the right direction.
- They want a welcoming and inclusive community but are generally opposed to changes that would allow more people to live there—including changes to allow greater housing density in more areas of the city.
- Respondents expressed the most support for housing solutions that keep the status quo, meaning preserving existing single-family neighborhoods, preserving existing affordable housing, and keeping apartment development downtown.



Top four priorities for future growth

1. Reduced traffic congestion
2. A welcoming and inclusive community
3. Economic development
4. Climate action and environmental sustainability



Trade-offs for the City's planning efforts

- The vast majority of residents want to maintain current housing density to preserve existing trees.
- Respondents prefer keeping current housing density with existing transit options over increasing housing units so that Kenmore may get more transit.
- There was a tie between preserving single family homes and promoting diversity, equity, and inclusion by providing a range of housing types in all neighborhoods.





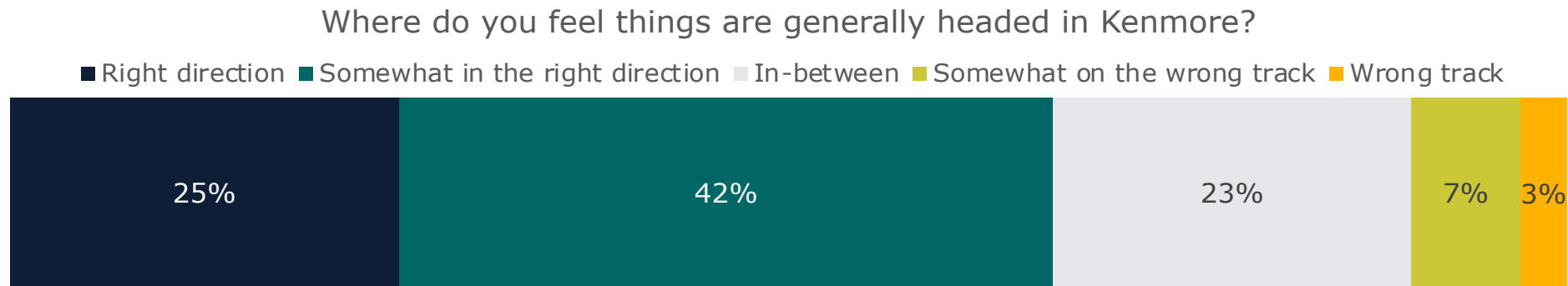
Detailed Findings



KENMORE 2044



Most Kenmore respondents say things are at least somewhat headed in the right direction

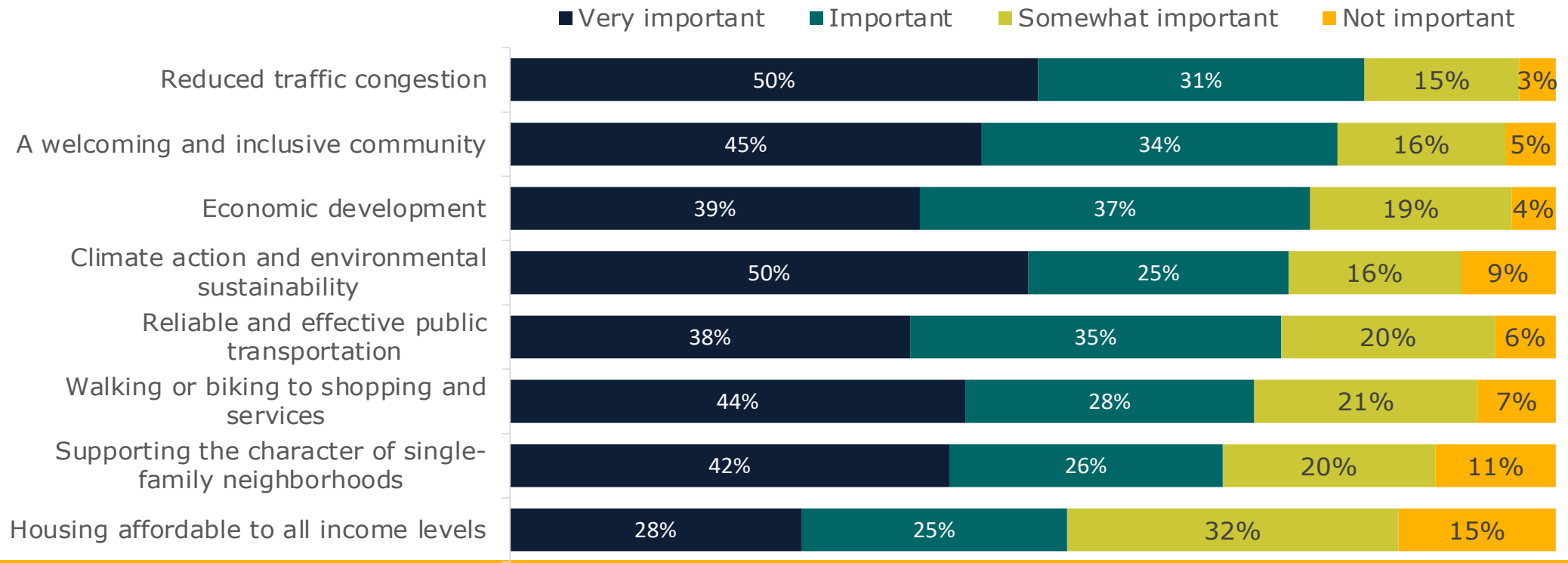


- A combined two-thirds of Kenmore residents (67%) say things are headed in the right direction or somewhat in the right direction.
- About a quarter (23%) of respondents said in-between.
- Only one in ten (10%) of respondents said things are headed on the wrong track or somewhat on the wrong track.



Respondents want a welcoming and inclusive community, but are less concerned with housing affordable to all income levels

As the City plans for future growth, how do you rate the importance of these priorities?

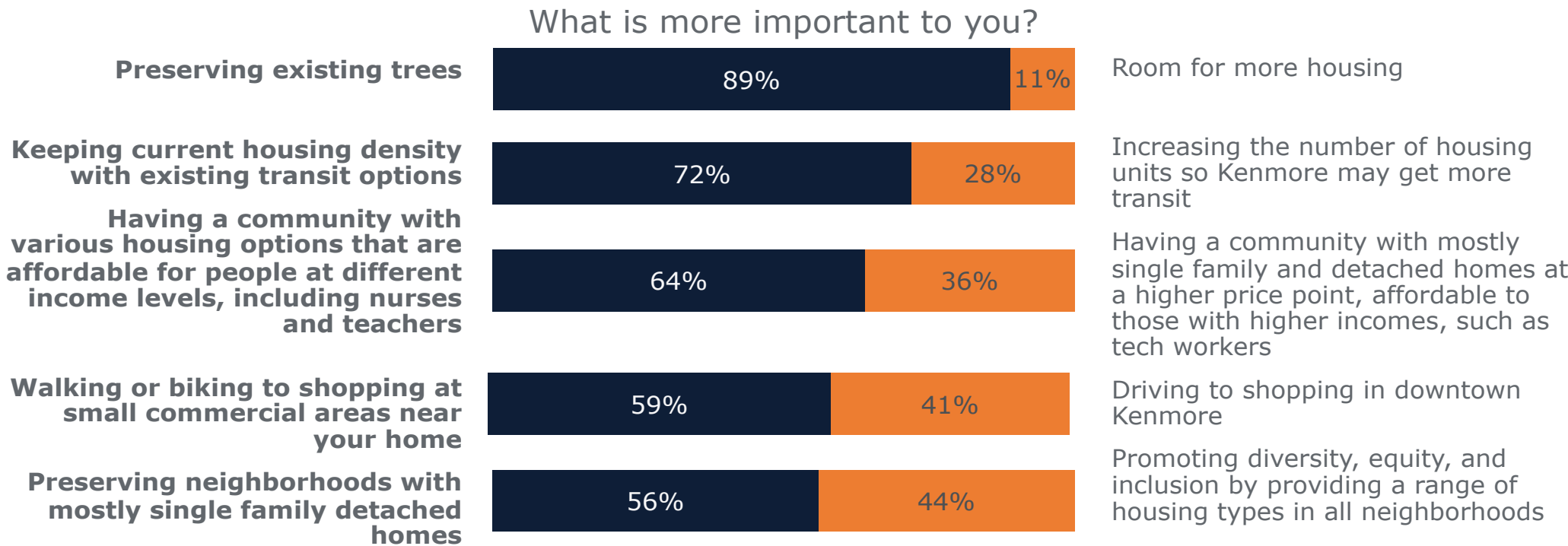


Correlations between demographics and priorities

- Respondents who think **climate action and environmental sustainability** are more important tend to:
 - **Rent**
 - **Be men**
 - **Not live in a single-family house**
 - **Have a lower household income**
- Respondents who think **walking or biking to shopping and services** is more important tend to be **younger than 55**.
- Respondents who think **supporting the character of single-family neighborhoods** is more important tend to:
 - **Be 65 or older**
 - **Live in a single-family house**
- Respondents who think **housing affordable to all income levels** is more important tend to be **women**.



Respondents prefer preserving current housing density



Correlations between demographics and trade-offs

People who prioritize:	More than:	Are more likely to:
Keeping current housing density with existing transit options	Increasing the number of housing units so Kenmore may get more transit	Be 45 or older
Having a community with various housing options that are affordable for people at different income levels, including nurses and teachers	Having a community with mostly single family and detached homes at a higher price point, affordable to those with higher incomes, such as tech workers	- Be women - Have a lower household income - Rent - Not live in a single-family house
Walking or biking to shopping at small commercial areas near your home	Driving to shopping in downtown Kenmore	Be younger than 55
Preserving neighborhoods with mostly single family detached homes	Promoting diversity, equity, and inclusion by providing a range of housing types in all neighborhoods	- Live in a single-family house - Own



Almost half of respondents were unsure if building more housing can help with housing affordability

Do you think that building more housing can help with housing affordability?



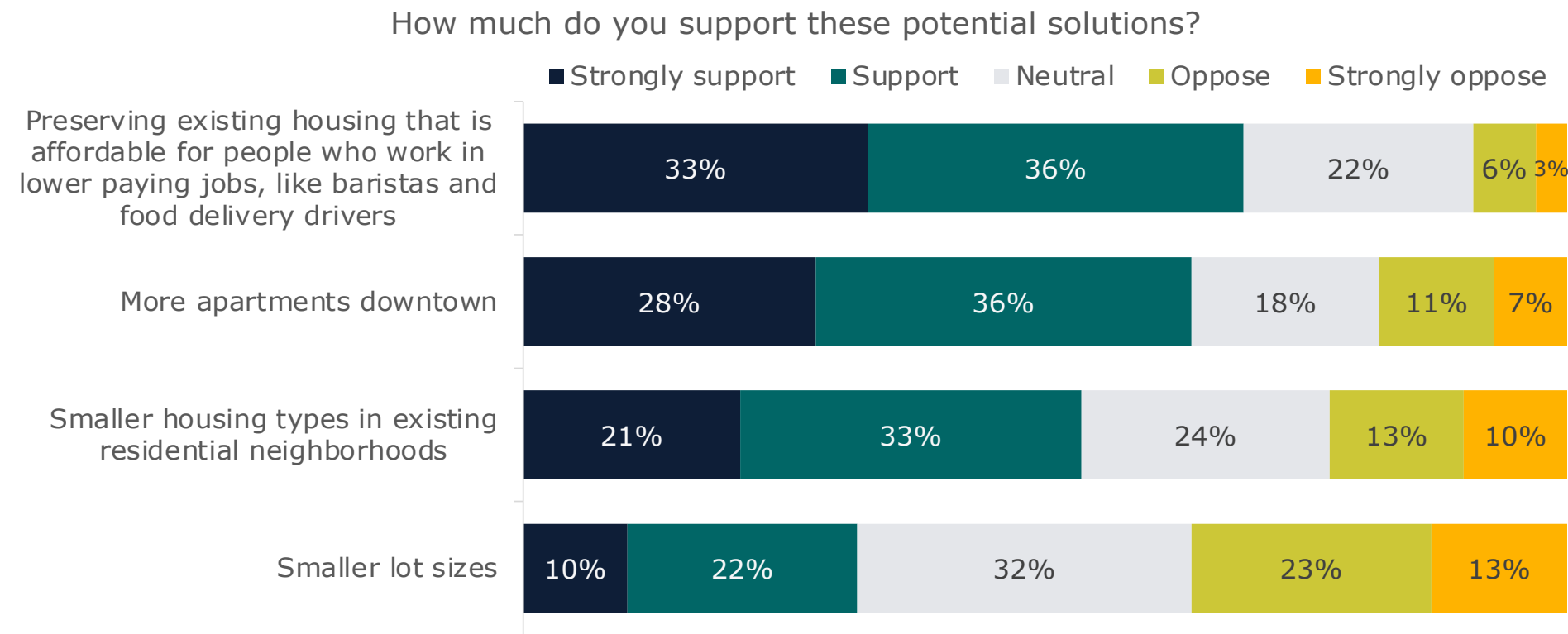
We asked respondents who said 'No' what they think will help with affordability. Here's a summary of common responses (see all responses in the Appendix):

- Lower (property) taxes
- Raise incomes, better jobs
- Rent control
- Do nothing - the market decides pricing, don't try to influence supply or demand
- Not concerned about affordability, it's OK if some people can't afford to live in Kenmore
- More local businesses, more local jobs
- Subsidize rent in some existing apartments because new apartments will be too expensive
- Prevent foreign investment
- Prioritize necessities over things like bike lanes and a boat house
- Stop replacing smaller single family houses with large million dollar houses
- Replace some single family homes with multi family dwellings

Demographic correlations: Respondents who think building more housing can help with housing affordability tend to be **younger**.



Most respondents support solutions with the least impact to single-family neighborhoods



Correlations between demographics and potential solutions

- Respondents who support **preserving existing housing that is affordable for people who work in lower paying jobs** tend to:
 - **Rent**
 - **Be men**
 - **Have lower income**
- Respondents who support having **more apartments downtown** tend to be **younger**.
- Respondents who support **smaller lot sizes** tend to be **not live in a single-family house**.





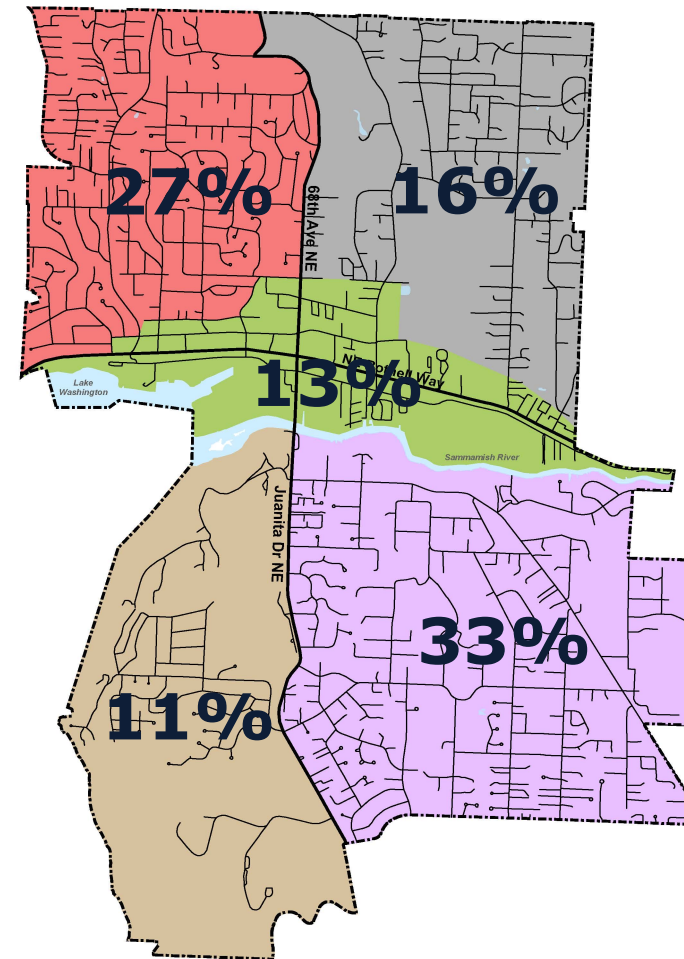
Demographics: Who responded?



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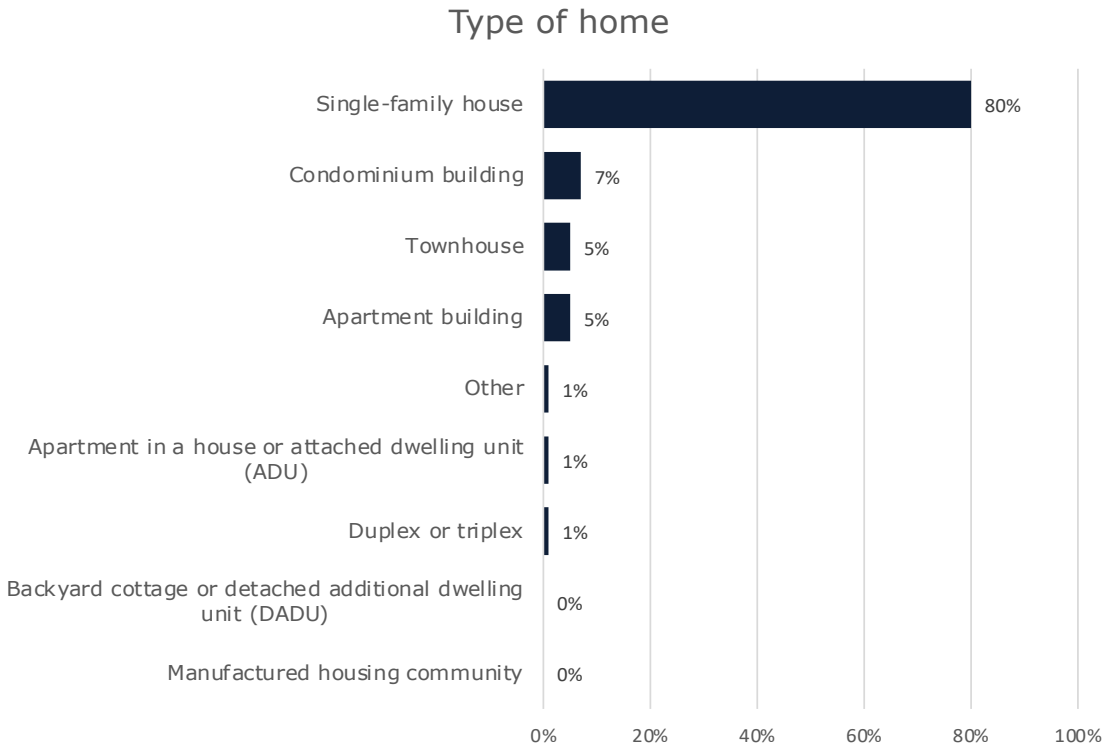
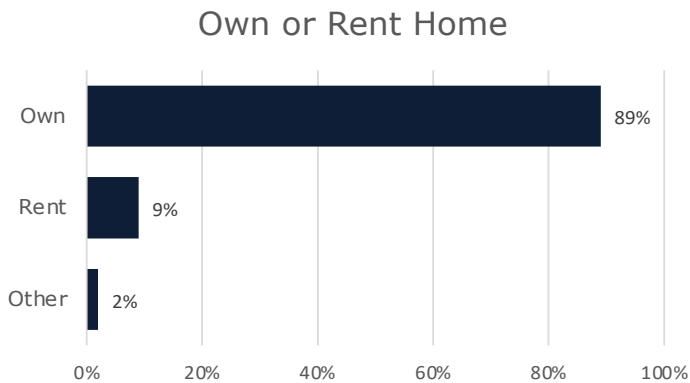


People who live throughout Kenmore responded to the survey

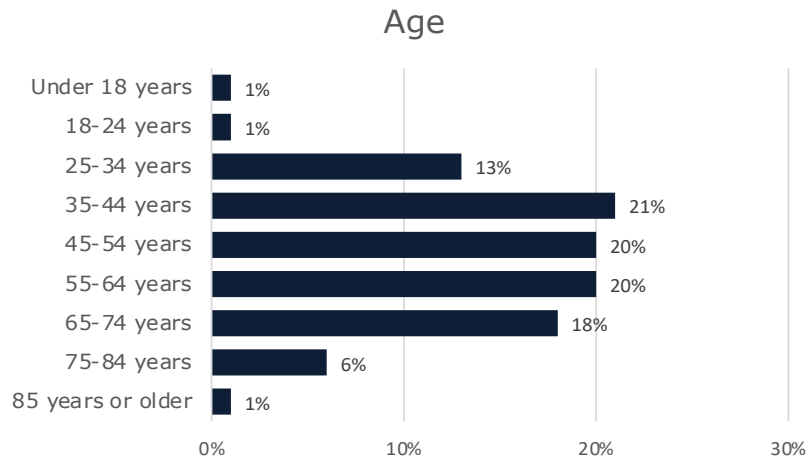


Disproportionately more homeowners than renters in Kenmore responded

89% of survey respondents own their home, compared to 72.5% (in the 2019 ACS)

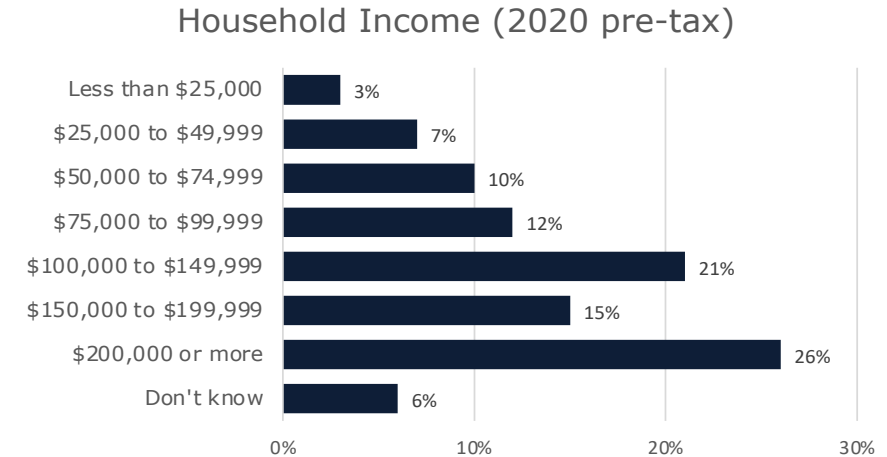


Respondents skewed older and had higher household incomes



While 26% of adults in Kenmore are 18 to 34, only 14% of our respondents are in that age group.

Similarly, while 18% of adults in Kenmore are age 65 and over, 25% of our respondents are in that age group.



While 20% of households in Kenmore have incomes below \$50,000, only 10% of our respondents do.

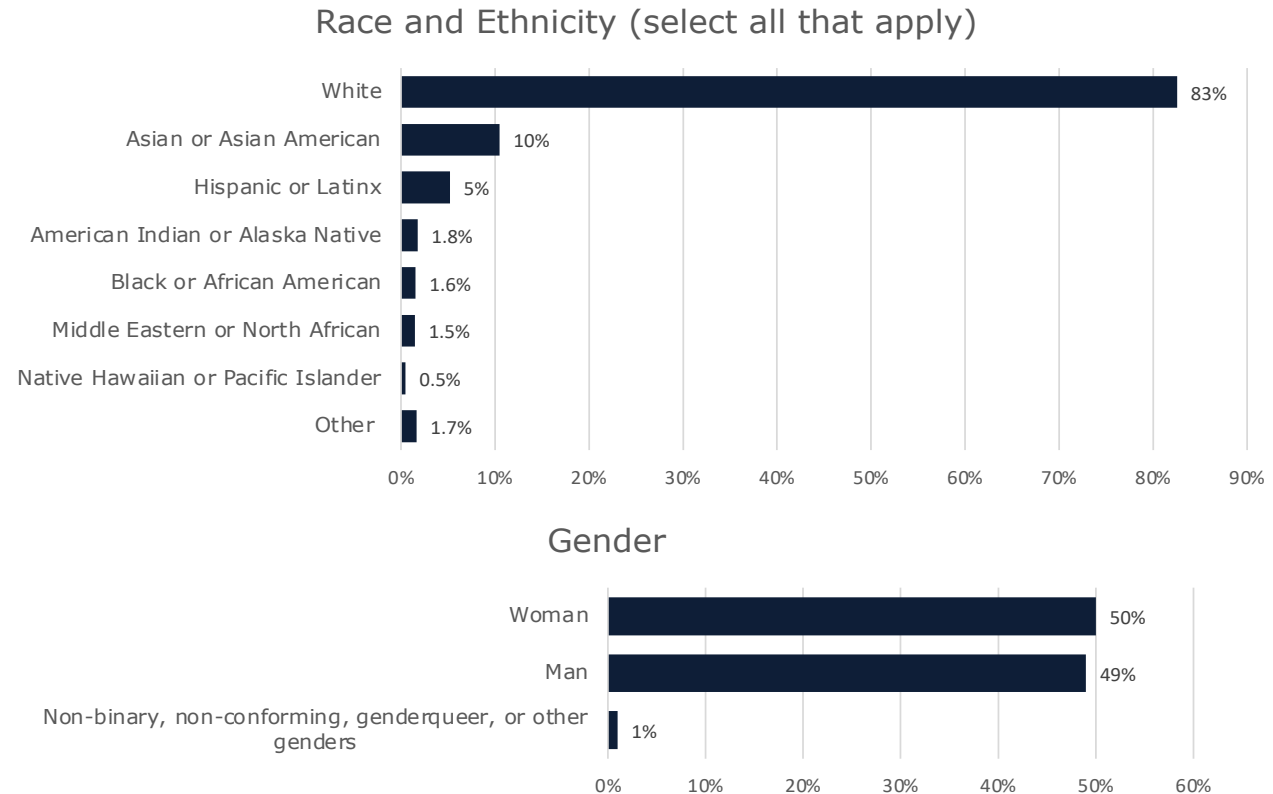
Similarly, while 19% of households in Kenmore have incomes of \$200,000 or more, 26% of our respondents do.



Respondents skewed slightly whiter than Kenmore residents

The most notably underrepresented race and ethnic groups are people who are Asian or Asian American (16% in the ACS compared to 10% in this survey) and people who are Hispanic or Latinx (8% compared to 5%).

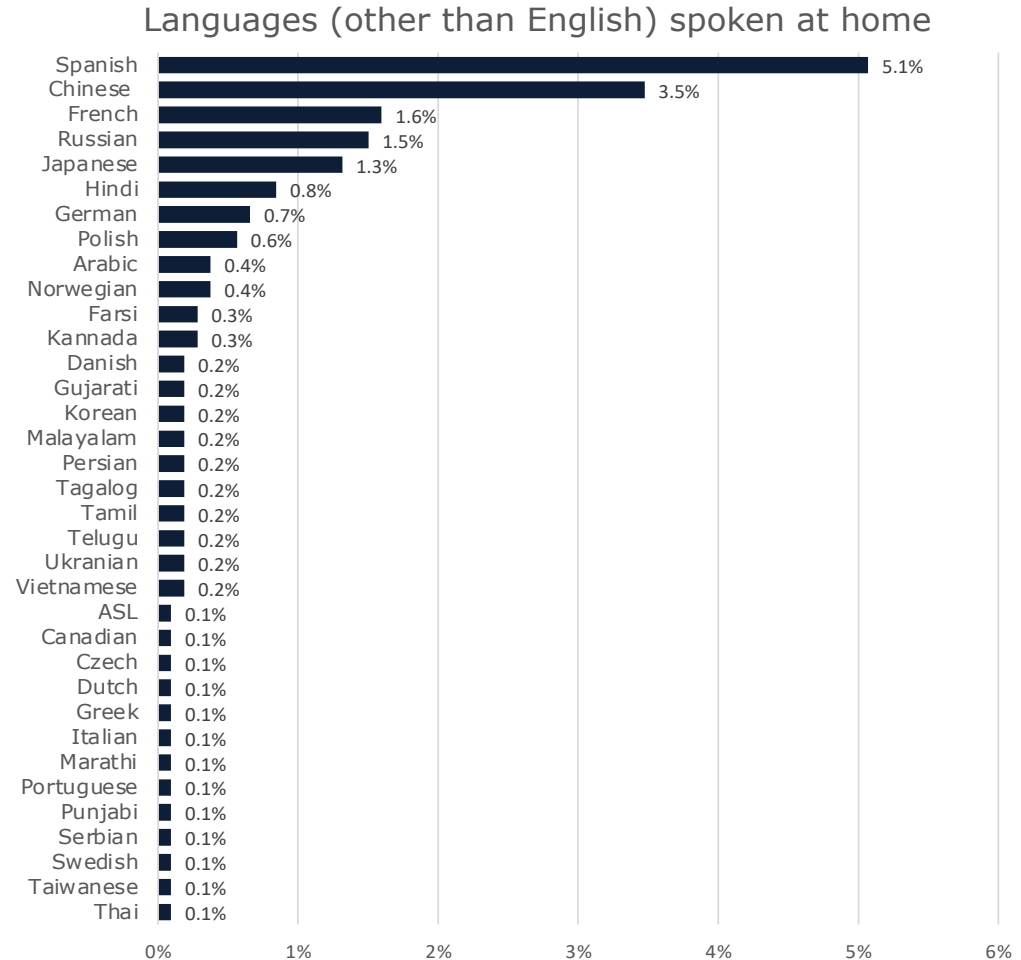
The genders of respondents are representative of Kenmore residents.



While most people responded to the survey in English, 19% of respondents speak a language other than English at home

Of the 1,158 respondents, 1,150 (99.3%) completed the survey in English and 8 (0.7%) responded in Spanish

- 96% of respondents speak English at home, and 81% speak only English at home. For comparison, the Census estimates 76% of people in Kenmore speak only English at home.
- The chart to the right lists every language (other than English) the respondents speak at home. The most common are Spanish (5.1%) and Chinese (3.5%).
- Our results were consistent with the Census estimates (within the margin of error), where the top languages spoken at home in Kenmore are Spanish (5.7%) and Chinese (4.4%).





How do community members want to stay informed?



KENMORE 2044

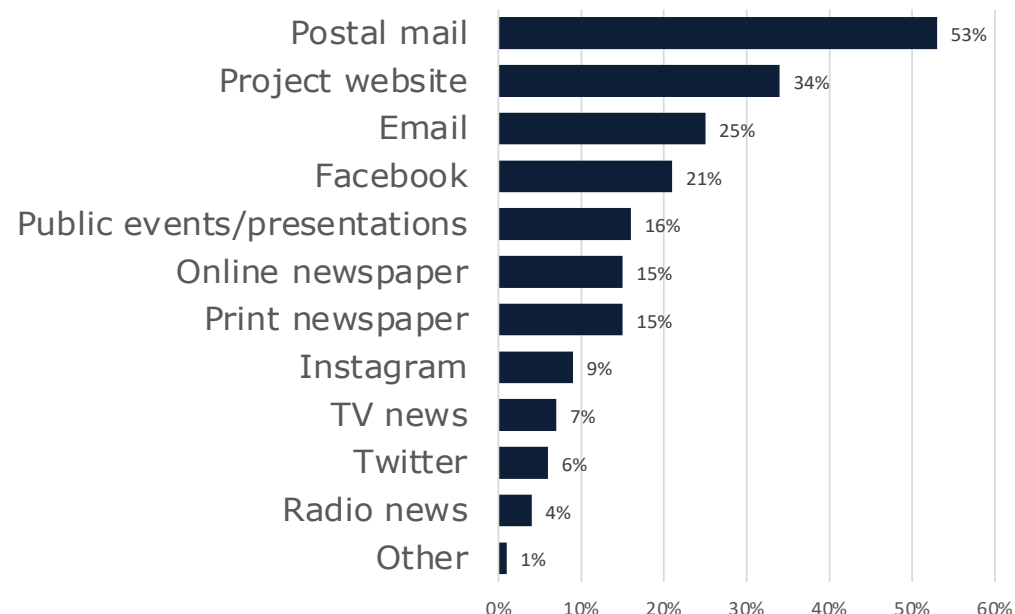


Communicate about the plan with both digital and non-digital methods

87% of survey respondents want to be kept informed about the Kenmore Comprehensive Plan Update

- Of those who want to be kept informed, postal mail was most popular option; keep in mind this is a group of people who responded to a mailed survey invitation.
- The next most popular options are a project website, email, and Facebook

As plans continue to develop, what are the best ways to keep you updated?





Thanks

Kenmorewa.gov





Appendix: Open-ended responses



KENMORE 2044



Responses to the question “What do you think will help with affordability?”

The following are all responses received and are listed in alphabetical order.

- A housing market reset. Real estate is not going to become less expensive otherwise.
- Accessory dwelling units.
- Actually holding the developers accountable to provide housing that is affordable instead of granting them permits and variances when they still sell these homes, condos and townhomes between \$600k and \$850k (NOT AFFORDABLE to grocery store, retail workers, etc.) and then lying to the people of Kenmore about why there is no affordable housing. Everyone in Kenmore sees the lies and no one trusts the city planners and management anymore.
- Affordability can only be achieved through higher density settings which will adversely impact the city feel, safety, and traffic congestion.
- Affordability is an interesting goal. If you want to promote economic growth, Kenmore should invest in remodeling existing shopping center areas by encouraging commercial real estate investment a la Totem Lake. Build the hybrid 1+4 style shopping center infrastructure where shops are located on the lower floor (restaurants, coffee, small businesses) with medium density living apartments above.
- Affordable housing apartments close to 522.
- Allowing current residents build tiny homes on properties.
- An economic crash which I don't want. Housing affordability is not something you should actively control, the market will do it on its own and doesn't need anyone to intervene
- Apartment buildings with studio apartments, 1 bedroom apartments, 2 bedroom apartments and 3 bedroom apartments yield a variety of opportunities for affordability for people with varying levels of income. Build them around town near the existing mass transit corridors.
- Apartment complexes could help
- Attractive apartments with amenities and ample parking like downtown Woodinville-Campbell’s Run is attractive, enjoyable place to live and affordable.
- Better infrastructure for walking biking and bus options so we don’t have to waste time money and energy in car travel to stores restaurants and work. We reach need more desirable restaurants.... Cafes, fine dining, upscale pubs, / options in the city that are within easy access via foot bike and bus.

Responses to the question “What do you think will help with affordability?”

- Better jobs, better pay. Better trade skills or higher education. Kenmore's job is not solve Seattle's housing crisis. Kenmore's job is to maintain the space between homes--allow families to spread out. We live on top of each other at work and school, we don't want to live in neighborhoods that have us living on top of each other. Street parking is getting more terrible each year; it is drawing more and more abandoned/inoperable vehicles and criminals. Every new lot approved for construction is too small for multi-generational or multi-unit homes--leading to fighting for street parking--which directly impacts the quality and safety of walking and biking through the neighborhood. Every new construction tears down the hills that have made North Lake Washington iconic as well as the old Evergreen trees. Every year we get more cotton woods and other deciduous trees that are more Midwest than Pacific Northwest. Kenmore City Council desire to be the cure for Seattle is ruining our city.
- Better pay
- Better paying jobs
- Broadening tax base on developers so they have to pay more to build these multiplexes Merging with areas with more people and business...Kirkland and /or Bothell
- Build more apartments complexes within the SR522 where the developer agrees to control rents at an affordable level
- Build smaller homes. Very few families require 3000+ square feet housing.
- Build stable, single dwelling homes. Apartments and condos belong on busier roads and highways for the residents' easy access to transportation/freeways. Keep the beauty of Kenmore's waterfront and woods for aesthetic and recreational purposes. Businesses should be along Bothell Way and major intersections ONLY.
- Building homes that are reasonably sized, and having different types of homes can improve affordability
- Building more, not in the suburbs, but focusing on greater density in Seattle/Bellevue
- Building townhomes with no yards or parks children have no place to play outdoors not enough play fields for baseball soccer or game of frisbee or simply sitting out on the lawn. People have no place to run their dog or enjoy a picnic or building a snowman. Children are increasingly struggling with mental health . Families are stressed dealing with traffic and long commutes. Stop increasing density it makes communities sick. Kenmore is building but only homes over a million with little yard space or townhomes priced close to a million with no yards nor near by parks nor fields. Kenmore's appeal is it's small town feel, low crime, good schools, and charming neighborhoods near beautiful Lake Washington. Life is good here but the newer crowded developments are already changing Kenmore's lovely character.
- Can be an idea, but it is not so important.
- Charity
- City of Kenmore! Pull your collective heads out of your arses!!! Jesus fucking Christ! You've just FUCKING CLEAR CUT TO BUILD MORE. YOU'VE MADE THE FUCKING STREETS NARROWER. YOU'VE MADE THE FUCKING DOWNTOWN AREA A FUCKING ZOO! GREEDY IS WHAT YOU ARE!! "OH, WE'LL GET MORE \$\$\$\$ BY SQUEEZING MORE FUCKING STUPID HUMANS INTO BOXES." This is why I am selling and moving the fuck out of here.

Responses to the question “What do you think will help with affordability?”

- City sponsored housing
- Continue to higher paying jobs. Seattle is based on the airplane and tech industry. Starbucks Amazon Costco Boeing Paccar Microsoft are all huge employers. People here make lots of money and most can afford homes. Although lately prices have gotten a little ridiculous it's a result of the pandemic. The price of everything is going up because people are buying more and people are staying home. There will be a switch in the next year 2022 and prices will start to come back down again.
- Convincing builders that they need not be so greedy for profits and build less expensive housing
- Create walkable shopping/dining, with multi-family apartments near transit
- Cut or eliminate unnecessary regulations for new housing and existing properties.
- Dar financiamiento especial para los trabajadores locales de acuerdo a sus ingresos familiares, con revisiones frecuentes. Translation: Provide special financing for local workers according to their family income, with frequent follow-up reviews.
- Developers selling two \$1M homes on a parcel that used to have a single home does nothing to help low income individuals. "Density" solves nothing, look at NYC, it's very dense, housing is still not affordable. Truly low income people need better jobs, better pay, better education, or state owned and managed housing options where there isn't a conflict of interest that hurts families and small businesses that finally managed to buy a rental property to break into the middle class. Incentivize rental property owners with optional incentives to create affordable options, don't destroy opportunity by mandating that one class of private businesses solve global problems. Shoulder the burden equally.
- Developing an attractive city core (think Bothell, Kirkland and Woodinville). Affordability shouldn't be Kenmore's first concern since we've supported that in years past. It's long past time that we finally finish the Lakepoint project and grow the city in an upscale fashion.
- Do not over populate this area. Ruining the livability of Kenmore will make it a over crowded ghetto on 20 years.
- Do not turn our beloved Kenmore into a Lake City. We can not regulate housing inflation. The current bubble is going to pop. Wait it out. If you continue to build lower income housing, residents already talking about moving out. Please no more low income housing.
- Don't have a clue but a whole bunch of apartments with under 800 square feet and \$2000/month does not seem affordable and it increases the traffic/congestion. More housing units/density have not improved affordability in Seattle and will not out here either
- Economic downturn. Taxing private business at a moderate rate. No corporate kickbacks or tax cuts.
- Educating people so that they can earn a better income so that they too can purchase a home here. Build beautiful duplexes, triplexes etc. so that a family can share the cost of a home but have separation. This works so well in Vancouver BC. Encourage builders to add space for potential suites that can be rented out and allow some of the rent potential help with qualifying for a mortgage. This also works so well in Vancouver.

Responses to the question “What do you think will help with affordability?”

- Education and higher wage jobs
- Eliminate a good number of people
- Encourage the building of smaller houses, rather than the Mac-Mansions popular with developers. Houses of the size built after World War II were perfectly adequate for families that put a man on the Moon, and transitioned from propeller to jet aircraft, developed computers, etc., etc.
- Even if they build new housing it will still be expensive. It's nice for the people that spent the money to live here to have comps in the area that keeps prices around the same. It would suck for people that spent the money for a nice home here to have their house drop in price due to lower comps in the area.
- Fair and sustainable wages for all. A limiting control on the ability of out of state and out of country speculators investing in the housing market.
- Find responsible ways to keep construction costs affordable, so home prices can be kept affordable. Work on permitting processes if they are causing long construction times/delays which drive up costs.
- First stop completely immigrations. We have too many people moving from one place to another place like people moving from California. And first no more legal and illegal immigrations. They come here and mess everything up this is not Kenmore problems and so this is the whole country.
- Get a better job. Baristas and food delivery jobs are for people who live with their parents. Don't use my tax dollars to subsidize people not willing to do more than that. Being a barista is not a good career choice. Personal responsibility will help with affordability.
- Get rid of all the streamline permitting processes reduce property taxes. use the money wisely that are coughed up to the county and state for individuals and for developers. Get your hands out of our pockets.
- Getting an income tax and reducing property taxes will help with rents. I have a rental and would always try to rent to lower income people but I have to raise rent because I have to pay the very high property taxes. We have the most regressive tax system in the county.
- Getting higher paying jobs.
- Good schools, tolerance, senior support
- Government operating more efficiently with the tax dollars we give them. Setting up programs that actually solve problems rather than just growing the bureaucracy. Understanding what the general populace from the area wants and not just a few activists with loud voices.
- Government subsidy.
- Hard to control with the massive growth in the king county metro area

Responses to the question “What do you think will help with affordability?”

- Having an opportunity for higher income jobs.
- Higher paid jobs
- Higher paying jobs. Bring in opportunities where higher pay is an option. Affordability can not be controlled. The market sets the price.
- Higher wages.
- Higher wages. Property values are not going to stay stagnant or go down over the long haul
- Higher-density housing in the urban core will help. Not suburban sprawl like we have now.
- House prices would fall if the Fed stopped encouraging inflation by keeping interest rates artificially low.
- Housing bubble pop
- Housing subsidies for first time home buyers.
- I believe in a free market.
- I do not think affordability is something city should be concerned with.
- I don't know
- I don't know but all the housing I've seen added to Kenmore is still too expensive to be considered affordable. It's a hard situation but embracing where we are is better than adding more in hopes of evening things out eventually.
- I don't think that helping affordability of homes should be cities priority
- I don't think you even worry about affordable housing. Build a great neighborhood that is higher end. We have all decided to live here because it's a beautiful safe area.
- I don't think you should focus on it. Why do we have a cement factory on the waterfront? Why do we have a lumber yard in the same area. Those are businesses of the 70's and are no providing any value or making Kenmore a place to want to be. What happened to LakePoint? We have a dilapidated waterfront at the north end of Lake Washington. There is nothing there for anyone. Thinking about the future and affordability, think about developing those industrial areas.... That will bring good jobs and a steady flow of cash instead we have to go to Bothell, Kirkland or Woodinville to spend our money.
- I don't know

Responses to the question “What do you think will help with affordability?”

- I don't know.
- I don't know. More housing was built at The Village at Totem Lake, and that doesn't seem very affordable to me.
- I don't think anything Kenmore does will make housing more affordable. It's just how the market in the NW is. It's sad to see this city becoming so transient with so many apartments, green spaces disappearing, wildlife being displaced all so the city can increase tax revenue. We are very disappointed in the planning of this city and the apartment housing going up in every spare corner.
- I don't think tackling housing affordability on the city level makes sense in the first place, and is "fighting against the tide" of market forces. Rather, I believe housing affordability should be tackled on the Federal level.
- I don't think there is a solution. This region is very popular, & in demand.
- I don't think we need more housing. We have a lot of development in Bothell with so many apartments and units that go up there especially with entertainment especially in boat launching. We need more businesses to sustain this area economically. In this area there are so many parks. There is eighteen parks in this community. I am paying the taxes.
- I have no idea
- I think improved transit infrastructure helps people with housing affordability by allowing them to live in areas with lower housing costs without dealing with nightmarish commute times, and I think spending money that could go to transit infrastructure on fighting against real estate market forces by trying to build that housing where land is more expensive is a massive waste of city funds.
- I think these questions are obviously very leading.
- I think we need trees to help decrease global warming. I think Kenmore needs to merge with BOTHELL or lake forest park and stop trying to raise their tax base by increasing businesses and increasing apartment buildings. I think the old concrete plant and the north end of lake Washington should be made a park, not a shopping center.
- I want there to be higher level of service before we start talking about lower tax brackets!
- I'm strongly against tearing down more of our forest areas and squeezing houses into every inch of Kenmore. Every time I drive by developments with all the trees coming down I feel sick to my stomach. I wish we were preserving more parks and nature areas.
- Improved public transportation. Light rail for quick reliable transportation so people don't have to overpopulate existing areas
- Improved salary.

Responses to the question “What do you think will help with affordability?”

- In general, people will have to produce more income to live nearer the expanding Seattle metro area and will have to move farther out to afford housing, if not. I do not believe it is possible to build enough housing to keep up with demand (enough to bring prices down to stated "affordability").
- Increase businesses in Kenmore such as breweries and restaurants. Bring back the beer festival at St. Edwards.
- Increase low end wages and have rent “caps” like NYC and San Francisco have.
- Increase public assistance for lowest income families. Multi-family mid-rise development within designated high density zones near commercial center and along transit corridors (esp. 522). Wider geographic access via public transport to new development beyond urban growth boundary.
- Increase salaries for people. Up the minimum wage. Educate people better. Family support for those that are struggling. Lower prices or lower rental prices. There is a lot more violence then it use to be. I live by the bike trail, and there is a lot of homeless there. There are robberies and drug use and we need help. Focus on the people that are struggling.
- Increase salary for no tech workers
- Increasing the offer without implementing constraints on who can rent or buy houses would not make much difference to housing affordability since people with higher income would place higher bids. What would help is to grant construction permits tight to selling conditions to low income people.
- Insuring more equitable pay for current low-wage jobs.
- It is not the city's job to help with affordability. Individuals must make education and economic choices that will ensure they will be able to afford the housing they desire. IT IS THE CITY'S DUTY TO ENSURE SAFE AND LIVABLE ENVIROMENT FOR THE CITIZENS WHO PAY TAXES AND NOT WASTE MONEY. SPENDING MONEY ON DUAL LANGUAGE FLYERS, IN A NATION WHERE ENGLISH IS THE OFFICIAL LANGUAGE, IS A MISUSE OF TAX PAYER'S MONIES. And I say this as a LEGAL immigrant who speaks several languages. DO NOT alter our SUBURBAN neighborhoods to accommodate the corrupt political bosses in DC. Most of us have bought property in Kenmore (long before this city council arrived here) because we DESIRE the suburban life style.
- It would help to NOT allow housing projects that crowd a lot of very similar houses into a small area. These developments seem like Chicago "projects" made to jam as many into the smallest possible area, probably to collect the greatest amount of taxes possible for the city and as much income as possible for the builders and realtors, but NOT to offer any environmental value or quality at all (all big trees have been removed), or any diversity or individually of occupants. These ticky-tacky assemblages are a blight on the earth and the human equivalent of rows of chicken cages in an egg farm. Adding probably unwatered rows of foreign trees adds to the ugliness and dissociation of these productions. Everyone drive to work now. Home? Time to walk your barky pooppy dog.. Now use the leaf blower to remove any detritus from your 25 square feet of lawn. Ugh!
- It's a larger problem as a whole - addressing the economic spread across the nation - not only in WA or Kenmore

Responses to the question “What do you think will help with affordability?”

- If you can't afford to live in Kenmore at the current pricing of housing, then you will have to live somewhere else. Prices are set by supply and demand. Increasing the supply in Kenmore only increases congestion and traffic and crime and taxes. Leave it as it is if you can't afford to live here live somewhere else. No one has a guarantee they can live wherever they want. That's life, life isn't fair.
- It's not only about Kenmore. King county and Tech companies should take the lead to solve this problem. Also, affordability should not damage the quality of life, development, and attractiveness to people who can bring diversity and lively community. Mobile homes can be replaced by a multi-unit apartments with a public fund to provide affordable home to normal people. It can improve Kenmore's scenery and solve the shortage of affordable housing at the same time.
- Just building the additional housing does not impact affordability. The only thing which impact affordability is the purpose of the complex. If it's built with the intent of afford housing with parameters to qualify then it'll help with affordability. Expectations need to be set for the purpose of the complex.
- Just educate the local population better in schools so that they have the best opportunity to get a great job in the future.
- Keep Kenmore safe with current housing....do not turn Kenmore into another Redmond with townhouse apartment high rise buildings everywhere, absolutely no character and charm left.
- Keeping existing prices down.
- Keeping large scale developers at bay.
- Keeping property taxes down. Grants for Low income housing
- Keeping taxes down
- Less inflation
- Less inflation and greed.
- Less McMansions
- Less property tax. Stop selling property to non U. S. residents.

Responses to the question “What do you think will help with affordability?”

- Less property tax. They are too high for older people and should be capped at a certain point of increase to preserve affordability, especially for older or single people. Get rid of the hideous cement factory.
- Less taxes
- Living in a community you can afford.
- Locate further east or north
- Location
- Lower property taxes
- Lower property taxes
- Lower taxes
- Lower taxes
- Lower taxes
- Lower taxes
- Lower taxes
- Lower taxes

Responses to the question “What do you think will help with affordability?”

- Lower taxes
- Lower taxes, more jobs to boost economic growth
- Lower taxes, reduced regulation, and less government. By the way, this is a horribly biased survey.
- Lower the taxes
- Make more money
- Making people go back to work.
- Making SURE Developers don't keep prices high so they can make a bigger profit. Only approve housing that is at or below a certain price point on any development over four Condo's townhouses Apts. or single family homes
- Memos gente. Translation: Having less people
- More apartments and condos
- More home owners, less landlords.
- More houses do not make things more affordable. The increased housing is causing more traffic congestion and no parking availability near downtown Kenmore. A bunch of apartment blocks or houses crammed together is just more people, not more affordable.
- More housing should help with affordability, in theory. However, all of the developments I see going in, including townhomes, are anything but affordable. I don't know what density threshold we would have to reach to achieve affordability through market forces alone, and it is quite possible that the carrying capacity of the land would be maxed out before we ever got there. Building missing middle housing could help the affordability spread a bit, but is not going to solve our housing affordability crisis. It seems likely that non-market forces like government interventions are going to be needed to achieve affordability at all levels.

Responses to the question “What do you think will help with affordability?”

- More jobs
- More people getting jobs and not depending on government for everything
- More units, but then you change the community mix.
- NOT building so many new houses in the neighborhood; all the new houses seem to be built for millionaires. We need to lower the property taxes.
- Not much. The continuing migration of people into WA will keep prices high. High density housing will only create major infrastructure problems whether affordable or not. It is not every community's responsibility to create affordable housing. Employment issues will continue to impact people's ability to afford housing. As long as employers continue to pay low wages there will be issues.
- Not really sure if there is a right or wrong answer. We'd have to look at the whole picture before making a decision.
- Not sure
- Not sure
- Not sure
- Not sure
- Not sure but when more houses are built, those houses are priced out of range. People like to make money.
- Not trying to live on Lake Washington
- Nothing

Responses to the question “What do you think will help with affordability?”

- Nothing. I don’t believe it’s the purview or responsibility of a municipality to try to control or influence real estate prices. It never works, the market isn’t powered by policy or municipal good intentions.
- Offering to medium level income to include lower middle class
- Our building is unregulated. The sprawl is un controlled. I was in the mortgage business and it frankly seems un checked. One could build and still can. At the drop of a hat. That does not make it more affordable at all
- Overseas house buyers and other rich people are snatching up houses and renting them out for high prices, bringing up the average cost. Dunno if there's a way to limit/prevent that. Build efficient houses but not expensive and fancy houses that will raise the value/PRICE of surrounding homes.
- Pay higher wages.
- Paying all people living wages. Increasing mass transit to make getting into the city equally expedient from further out. The inevitable housing bust when millennials cannot afford a house and student loans.
- Paying higher wages
- People need good paying jobs.
- Perhaps allowing those of us who want to add ADU’s to our property or subdivide some grace in zoning.
- Placing a cap on costs for living.
- Placing a cap on rental cost, property assessments based sq. ft. and maximum sq. ft foot print of new construction.
- Planned growth, more housing is only making the builders more money. They build small apartments/homes and then need to build storage building, (large & ugly next door) so folks can store their belongings. And builders are making millions of dollars. Don't permit them if they are not built larger, better constructed homes/apartments, with storage and a garage.
- Politicians only pass laws to get votes and the appearance of doing something. Politicians never solve problems, they keep them going so they can pass more laws and taxes to give the appearance of doing something.
- Preserving and maintaining current housing and businesses

Responses to the question “What do you think will help with affordability?”

- Preventing foreign investment and large businesses buying private property for rentals.
- Probably better jobs. Employment. Higher wages.
- Property tax, utilities and improvement incentives / reductions according to family income (not property market value and not limited to older adults/age). Special communities (like college dorms) for those with limited income who work locally (like teachers)
- Provide low income housing in eastern Washington.
- Providing a range of multi-family and multi-purpose housing units (apartments, condos, townhomes, etc) may be a good alternative to the building of additional single-family units. The apartments with ground-level business spaces recently developed off of 68th Ave NE and NE 181st St have been a great source of housing and local business revenue. With the recent buying up of single family homes by Blackrock and other investment firms, affordable housing for families will continue to rise unless checked by state and local governments.
- Public housing for lease
- Put some kind of cap on what they charge for land housing and I don't know how they do it exactly. I can't really explain more of this in detail. I don't know anything else they could do.
- Quality of life trumps affordability. Think population densities in 3 generations with a decreasing birth rate and increasing mean population age (longevity). Need to plan communities like college campuses. Work and habitat within walking distances. Limit population growth if necessary. Increasing population densities contribute to reduced quality of life just like animal behavior studies. Need to create community public “meeting” centers like fountains in Europe. Increase more interpersonal walking contact and therefore less use of egocentric technology which is leading to the increase in suicide rates and anxiety drug prescriptions. Time will tell but the overuse of dumb phones, PCs, pads, social media ,and anxiety prescriptions will be the new Tobacco and prescription drug addictions of now and the future unless controlled. Read the literature, studies, and side effects about these modern additions. Limit the use of egocentric technology like alcohol. “Tech Free Days” . “Technology in Moderation” Consider know your new neighbor community meetings. Volunteerism. Public messages like “Be Healthy. Not Obese.” We cannot legislate compassion and common sense. We don’t want to morph into a Seattle and Gomorrah. A community is like an individual. You can buy care. But you cannot buy health.
- Raise the interest rates so the banks and appraisers cant keep increasing the valuation of each property figuring the buyers can afford to pay more. Keeping the interest rates low is causing all the insane valuation of the property in this country. It’s called greed. But this is out of the hands of local government. If the interest rates were higher property values would not be increasing 30 thousand dollars a month. This is insane. The federal reserve is all screwed up along with the people that are running this country.
- Raising incomes

Responses to the question “What do you think will help with affordability?”

- Raising salaries
- Raising the min wage.
- Raising the minimum wage and paying people fairly
- Reasonable price points. Not gouging
- Reduce demand
- Reduce property taxes and fix local schools like Inglemoor
- Reducing permitting and building regulations.
- Reducing property taxes.
- Reducing size of government
- Reducing taxes, bringing businesses into communities to decrease traffic and promote local economy. Improving transit options to routes that make sense. Why does a major road like Simonds not have a bus?
- Rent control
- Rent control
- Rent control!!!!
- Rent control.
- Rent control.

Responses to the question “What do you think will help with affordability?”

- Renter protection laws. Laws that rein in rapacious landlords. Laws that protect workers from rapacious corporate management who want to drive down wages. Consulting with economists to develop economic incentives to raise wages for blue collar workers and lower housing costs. Landowners and corporate managers have too much power in our society; power that should be balanced by increasing regulations that protect tenants and workers.
- Replacing some of the existing single family houses with multi family dwellings.
- Sadly I don’t think there is much as the demand for people to move into this area is so high they will pay over asking price for a home, townhome or condo, which also keeps rent high for apartments.
- Sliding scale home prices
- Smaller homes
- Somehow working in the community on not inflating prices to match the city. The price inflation is what ended up pushing me out of the city. The push to build, build, build is too much and costs too much. I just think it's important not to build on every inch of the land. In Seattle they allowed someone to add houses in their land and when I lost my home someone had done that. It's too dense. Someone needs a home but someone seems to be profiting. Our kids need space and that's what is nice about Kenmore. There is place and we have parks and I deliberately moved here because of the parks and the space. I have family here and it's just beautiful and I think Seattle is over-building and they are just driving the prices up for profit. As long as there is diversity, I am for it.
- Special financing for teachers, nurses and other vulnerable communities
- Stop allowing smaller single-family houses to be torn down to have the land subdivided to have large million dollar houses built in its place. The million dollar houses take down trees and have a large foot print on the land leaving very little space for the birds and animals in the area as well as water run off. The more million dollar homes in the area will drive up all the prices in the area. A teacher or nurse is not going to be living in a condo or town house that cost \$750,000 because it next to a million dollar house.
- Stop building multiple big houses on what use to be one lot.
- Stop opening up Kenmore to additional construction. Put a moratorium on all new residential construction.
- Stop raising taxes and increasing government costs, also property taxes. Kenmore is trying to get traffic cameras and that's another greedy money grab to harass citizens. That's enough ranting for one day.

Responses to the question “What do you think will help with affordability?”

- Stop with the excessive wants, bike lanes that have raised the taxes to astronomical rates. A boat house? We don't need items like that. The bridge is a must and it's so far over on cost overruns now the city wants more money. Take care of the necessities first, if there's more money left over AFTER the project is finished then take a look at what else needs repairs. Keeping taxes down will make a portion of housing affordable.
- Style of building
- Subsidize housing to attract teachers, health care workers and first responders. Don't build more units.
- Subsidize some rent in existing apartments for example using section 8 housing authority or create an equal system for middle class people , teachers, nurses, cooks etc.
- Such a great question! I’m not informed enough to provide good input. What I know is that if I sell my condo I cannot afford to buy another home in Kenmore. There must be some solution I’m not aware of. I would be happy to be on a committee to discuss the options.
- Tax people who own more 3 homes or more a very high tax rate so it isn't financially viable to own many houses as a business.
- The City of Kenmore’s location is “PRIME!” Very small percentage of cities sit on a lake. Take advantage of the Lake WA waterfront! New businesses, neighborhood events, visitors, and tourists will benefit the city as a whole! Community is screaming for this and the Mayor/City Council are not paying attention. Kenmore needs new elected officials with new ideas!!!!
- The city purchasing existing private properties to convert into lower income housing.
- The government of a small city within a high income region doesn't have the ability to lower housing prices or rents using any of the usual methods.
- The houses now are just outlandish. Just probably increasing more rental properties. Keep it affordable.
- The market and better wages
- The market constitutes affordability. Not sure how city of Kenmore can control that.
- The market.
- The real estate bubble to burst
- The state of WA needs to create more jobs in all areas and attract corporations to stay in to do business..

Responses to the question “What do you think will help with affordability?”

- There is not a lot that government can do to reduce the cost of housing except to reduce imposed regulations that add significantly to the cost of construction. However individuals wanting to buy a home must realize that they will need a well paying job in order to build up a nest egg to afford housing. Unfortunately many feel the government owes them housing or that they are entitled to government help which is nonsense.
- There is plenty of existing high density housing in Kenmore. Perhaps if some of those properties were to be somehow kept in affordable cost range through grant or endowment mechanism. Otherwise, there is no way for Kenmore to maintain affordability of these properties. I certainly see no way that local tax money can be used to secure “affordable” housing in Kenmore.
- This is hard. It could be a long discussion so I don't want to deal with it. I meant the region is huge so this is a complex issue that deals with all of Washington.
- This is much broader than just Kenmore and will take more than a small city to fix it. I would prefer to see Kenmore focus on removing the concrete plant that is an environmental hazard. Mixed use waterfront could create opportunities for housing, improve the environment AND make Kenmore more desirable.
- This survey is insulting - our residential (primarily single houses) neighborhood is lucky to be filled with neighbors who hail from diverse backgrounds: different racial and ethnic groups (Latino, Asian and Southeast Asian), LGBTQ, the elderly, young families with children, renters, folks from different socioeconomic backgrounds, etc. The variety is delightful and rewarding. Please do not suggest that residential neighborhoods comprised of single family homes are blights upon the path towards inclusion and affordability, because that is nonsense.
- This survey is worded in a very slanted direction
- Today, there is no such thing as affordability in our area. If a property is affordable you have to sacrifice quality of construction and location. Land has become so expensive, no builder would want to put an inexpensive structure on expensive property. Also when an area becomes too affordable there are generally increases in crime and lower levels of pride and care of property. In the interest of maintaining the beauty and safety of our neighborhood there should not be any low income developments. Our green areas need to be cherished. We have spent years developing Kenmore into an incredible place to live, why would we decide now to change direction. The present quality and insight of our city planning is to be commended. Where we are today did not happen by accident. It has taken many years and much thought to get to where we are. And it is a beautiful place to live.
- try to keep property taxes reasonable.
- Usar los terrenos existentes y hacer modificaciones en los que ya hay existentes no se necesita construir demasiado casas, la belleza de Kenmore es su naturaleza no hacer un suburbio de él. Translation: Use existing land and make modifications to existing land. There's no need to build too many houses; the beauty of Kenmore is in its nature, not making a suburb out of it.
- We already have too many apartments in Kenmore. The growth in the Kenmore Square, around where the old Drive In was and along 68th, near Kenmore Elementary has been too much to fast, and must stop. Kenmore is more affordable than the North Seattle, Bellevue, Juanita and Kirkland. I think teachers and nurses can afford smaller, detached homes in Kenmore, and that was misleading you threw that in. It is supply and demand, you can not and should not social engineer.

Responses to the question “What do you think will help with affordability?”

- We've already seen what doesn't work in Seattle. If you allow "more housing" as a blanket statement, then all we get are developers who come in with nice promises and then proceed to build more luxury apartments. I'd rather keep all the trailer parks exactly how they are and protect our trees and Kenmore's existing personality than even risk what happened/is happening to Seattle proper and the surrounding areas. What can help with affordability is the proper use of existing cleared land, not clearing more!
- Who cares? This is a capitalistic society, figure out how to make more money or go away.
- Why is this survey 90% about housing affordability? All the money is leaving Kenmore. We have a Safeway and that's it. For all other shopping I have to drive 15 minutes to either Bothell, Kirkland, Woodinville, Seattle or Lynnwood to get what I need so none of that sales tax / business taxes are flowing to Kenmore.
- Yes, Building more apartments does provides more options for people to live. But building more apartments does not mean rents will be affordable. \$1500 for a 626 square foot apt in downtown Kenmore (The Spencer)? That's not affordable. \$1900 for 696 square foot at The Pop in downtown Bothell? That not affordable. In fact, there are so many apartments in downtown Bothell, and none are really affordable...they just attract more folks who most likely work in tech. And it brings gridlock to the area. But...the density is way nicer in downtown Bothell, than the apartment sprawl up and down Bothell Everett Highway. So, if you have to build more apartments in Kenmore...have a certain amount designated for lower incomes. Make it nice, make it attractive, make it so it is visually and architecturally belongs in downtown. I do oppose rezoning to turn neighborhoods into apartments, unless it's in an area that makes sense. I just drove through Shoreline yesterday and that was tough to see; apartments are crammed into single family housing developments. We moved to Kenmore for a reason, and if that starts to happen, I think it's time to leave. IF that did happen, I think there would have to be rules, care and thought as to the visuals of the apartment. Let's make it look nice. So to answer...higher wages? Great looking downtown with walkability, shops and restaurants (like we have now...and I LOVE it) to attract a great community. MAYBE more density, but only in the downtown area.
- You need business here to allow people to work close to home

City of Kenmore 2024 Comprehensive Plan Update: Public Participation Plan

OVERVIEW

The City of Kenmore City Council is updating the Comprehensive Plan, with a target for completion by June 30, 2024. The Comprehensive Plan expresses the community's 20-year vision for future growth and development.

The process to develop the Comprehensive Plan encourages the City and residents to think about where they want to be in 20 years and how to get there. It provides strategic direction on important topics including housing, transportation, the natural environment, land use, capital facilities, economic development, and parks. Once adopted, City officials refer to the Comprehensive Plan to make coordinated and consistent decisions about plans, ordinances, and regulations that affect the community's physical development, like zoning regulations and strategic public facility investments for parks, infrastructure, and roads.

Beginning in 2021, the City will consider changes to the Comprehensive Plan Vision Statement and the Land Use and Housing Elements of the Plan. The public participation plan will help City staff engage the community around these topics so they and decisionmakers better understand needs and wants, priorities, expectations for future development, and perspectives on tradeoffs between different policy options. The City may modify the activities outlined in this plan to reflect community input and to meet changing conditions.

PUBLIC PARTICIPATION PRINCIPLES

The City of Kenmore values public participation. The City believes the involvement of residents, property owners, business owners, and other stakeholders in developing the 20-year community vision and updating the Comprehensive Plan is critically important. Input from historically disadvantaged groups—Black, Indigenous, and People of Color (BIPOC)—is a special focus for the City. To demonstrate this, this plan is grounded in these public participation principles:

1. **Inclusivity** - centering the priorities of historically marginalized communities,
2. **Sustainability** - building and nurturing new and existing community relationships for long-term success, and
3. **Transparency** - clearly articulating the City's expectations to the community and using accessible language.

PUBLIC PARTICIPATION GOALS

The City of Kenmore wants to use the public participation required in the Growth Management Act to do more than just meet the requirements in RCW 36.70A.140. The City of Kenmore wants to accomplish the following goals and objectives.

Goal 1

Reflect the diversity of Kenmore communities.

Objectives:

1. Reduce barriers to participation for **all audiences**.
2. **Gather community input** on updates to the Vision Statement and Comprehensive Plan.
3. **Center the perspectives, needs, and priorities of historically marginalized communities** to ensure the most vulnerable community members, especially those who have historically been disadvantaged and not effectively engaged, have an opportunity to weigh in on the future of Kenmore. The City will prioritize activities that engage historically underrepresented groups including:
 - a. people who use languages other than English
 - b. people who are under 30
 - c. people who identify as LGBTQIA+
 - d. people who are Black, indigenous, and people of Color (BIPOC)
 - i. people who are Asian or Asian-American and Hispanic or Latinx had low representation on the community-wide survey
 - e. people who rent their homes
 - f. people with low incomes (below \$50,000 per year)
4. **Meet participants where they are**, with respect for their knowledge of comprehensive planning and their different aspirations and priorities regarding the future of Kenmore.

Goal 2:

Develop a shared understanding of the comprehensive planning process.

Objectives:

1. Equip residents with a **baseline level of knowledge** of concepts and terms about comprehensive planning.
2. **Build awareness** around the elements of comprehensive planning, the comprehensive planning process, and convey how this relates to and supports the interests and values of all audiences in the community.
3. **Use consistent messaging** that provides clear information to the community about the process and their input.
4. Provide **transparency** regarding how community input is used and how it will guide the Comprehensive Plan update process.
5. Clearly describe the focus and **function of the Comprehensive Plan** and how the Comprehensive Plan will be used.

Goal 3

Help Kenmore residents feel more connected to the City.

Objectives:

1. **Build relationships and connections with community** members and community groups to inform the Comprehensive Plan and future City efforts.
2. **Engage organizations and community members** on topics in which they are most interested or to which they are most connected.

3. **Motivate organizations and community members to actively participate** in the planning process.

MESSAGES

Key messages will help the City stay consistent in communications about the Comprehensive Plan update process. Messages will emphasize what a Comprehensive Plan is, why it matters, and what residents will gain from participating in the process. The messages should be easy to understand, relatable and less intimidating to talk about.

Central Premise: The City of Kenmore is updating our Comprehensive Plan. The Comprehensive Plan guides how we grow and develop our city, thinking about where we want to be in 20 years. The update process includes opportunities for public participation over a three-year period.

Call to action: Help frame the future of Kenmore

Key Messages:

- **What does the City want from outreach?**
 - The City wants to know what community members value so decisions for the next decade are in-line with those values whenever possible.
 - The Comprehensive Plan guides citywide policies on topics that affect people's daily lives including land use, housing, and transportation.
 - Some elements of the Comprehensive Plan were updated in recent years and are not part of this process. Those elements include shoreline, natural environment, and parks.
 - When we update the Comprehensive Plan, it is a chance to inform policy decisions in the coming years. The Comprehensive Plan describes where we want to be instead of where we are. We get to think about our shared values and goals and create policies to ensure the Kenmore of the future is better than today.
- **What outreach has been completed so far?**
 - During summer 2021, we fielded a survey of more than 1,000 Kenmore residents to better understand priorities and identify tensions related to housing and development. Key priorities include:
 - Preserving existing trees and combating climate change
 - Creating new opportunities to bike and walk to local businesses
 - Providing a welcoming and inclusive community
 - While the survey shows that Kenmore residents care about housing affordability, most are unsure of how to create more affordable housing and are not necessarily supportive of changing zoning in single family neighborhoods.
 - We also observed a conflicting desire to reduce traffic, while not taking steps to increase transit service.
- **How will we see the plan in action?**
 - Once adopted, City officials refer to the Comprehensive Plan to make coordinated and consistent decisions about plans, ordinances and regulations that affect the community's physical development and public facility investments.

- Participating in the planning process allows community members to understand how and why the City adopted some policies so they can evaluate, uphold, or criticize them in practice.
- In the coming years, the community will see zoning ordinances and development decisions that reflect the path set forth in this Comprehensive Plan.
- **Why now?**
 - The City of Kenmore City Council adopted the City’s first Comprehensive Plan in March 2001, with a major update in 2015.
 - The City is required by state law to periodically update the Comprehensive Plan.
 - In 2021, we started our next Comprehensive Plan update, with a target for completion by June 30, 2024.

MEASUREMENT AND EVALUATION TOOLS

Tracking engagement is important to ensure that the City is meeting community goals and objectives for community outreach. It is especially important for gathering perspectives that are representative of the entire community and providing engagement opportunities that are accessible and inclusive. The City will use a tracking template to document engagement activities regarding who the City reached and what outcomes were achieved to assess how they are doing to reach audiences, re-direct as needed, and prioritize activities moving forward.

The following table provides an overview of the metrics the City will track for engagement strategies. They will track overall metrics for most methods, analyzed periodically to adapt involvement tactics, and assess at the end of the process to provide an analysis of involvement performance.

Involvement Approach	Metrics
Overall metrics	✓ Number of participants and comments ✓ Where demographics are available, demographics of those engaged are representative of the overall demographics of the city
Online survey	✓ Number of respondents ✓ Demographic representativeness of respondents, as measured through survey questions
Online workshops	✓ Number of registrants ✓ Number of attendees ✓ Demographic representativeness of attendees, as measured through in-workshop poll questions
Forums, community conversations, and pop-up events	✓ Number of attendees ✓ Where demographics are collected, demographic representativeness of participants ✓ Number of comments and level of specificity of input gathered

Involvement Approach	Metrics
City webpage	✓ Number of new and repeat visitors ✓ Time spent on page ✓ Number of click-throughs on materials
Email communications	✓ Number of emails sent ✓ Number of emails received ✓ Number of new and repeat emailers ✓ Sentiment analysis

STRATEGIES AND TACTICS

To reach a broad range of participants, the involvement process will include many options for public participation.

Method	Description	Notes	Considerations
Coordination with City Council		• At key milestones of the Comprehensive Planning Process	
Coordination with other City agencies and departments		• Include representatives of all City departments as appropriate, on an internal staff review team. Helps ensure City staff are on message in their interactions with the public • Supports coordination so community members have more consistency in their engagement with the City • Involve other service agencies, such as Northshore Utility District, Fire District, and Northshore School District	Coordinate with other City projects and activities including the Climate Action Plan (CAP) and the Diversity, Equity and Inclusion (DEI) Initiative

Method	Description	Notes	Considerations
Forum	Conversations set up by the City	• Include community visioning sessions and public workshops facilitated by the planning team • Could be community conversations for residents and might include conversations for businesses • General awareness, topic specific conversations with subject matter experts or interest groups • Provides extensive information and solicits detailed input	Provide refreshments Where possible, include interpreters for people who use languages other than English Make the meeting interactive
Non-City meeting attendance	Standing meetings held by organizations and community groups	• General awareness, engagement without adding another meeting to the calendar • Provides a condensed presentation and solicits general input	
Spontaneous engagement	Attendance at events such as festivals, city sponsored activities, National Night out	• General awareness, gathering ideas and comments	Aspiration chalk boards, Polaroid photos, comment cards, in-community activities, game night
City newsletter	A short one to two paragraph story	• City Newsletters and email distribution list: Kenmore Quarterly • Kenmore E-news	
City website	Content to promote events and public meetings.	• City Website https://www.kenmorewa.gov	Add a “how to engage” section, add a comment section, post surveys and other mechanisms for input online, feature the Comprehensive Plan on the main page
Email	Content for emails to partner groups and organizations in multiple languages	• Partner email distribution	

Method	Description	Notes	Considerations
Paid media		At key milestones and decision points	
Social media	Post about engagement activities	Awareness on City's accounts https://www.facebook.com/kenmorewa/ https://twitter.com/kenmorewa https://www.instagram.com/cityofkenmorewa/ https://nextdoor.com/agency-detail/wa/kenmore/city-of-kenmore/ https://www.youtube.com/channel/UC5M2Jyz38UleaQ-RKXE0og	
Surveys, including:			
Mailed survey	Mailed postcard in multiple languages	General awareness, gather input	
Online survey		- General awareness, gather input - Online Survey Monkey surveys advertised on the webpage and addressing a single topic may be useful	In multiple languages
Self-directed surveys	Provide intermittent short questions to community members to provide input	Posting QR codes throughout the City provides community members multiple touchpoints and easy access to participation	
Final report to the community		Share how the City incorporated public input	

Spontaneous engagement ideas

Polaroids: Build on the “Framing the Future” theme by using a polaroid to capture images of people holding up their visioning ideas. Consider hosting at the Hangar.



Aspiration chalk boards: Use interactive tools that people can draw on, write comments on, etc. Include a QR code that will direct people to the survey or to other current online engagement options.



QR codes at bikeway trail heads and bike racks in key locations: Use easy to access technology to engage people who are using the commuter and/or recreation bike paths. This will reach bicyclists, people who use assisted mobility devices, and pedestrians.



In-community activities: Attend festivals and events with a cart instead of a table. Partner with a local shop and give away comment cards with ice cream and ask, “What’s the Scoop?” Or give away ice pops with the comment card and call it a Pop-Up meeting. Give away cups of coffee and ask, “What’s Hot in Kenmore?”. Bring “swag” that is oriented towards safety, especially bicyclist, such as bike lights and reusable water bottles.



Game night: Host a game night that, along with standard board games, features a homemade board game that asks topic specific questions along the way.



Interactive meetings: along with standard “dot-voting” techniques, use maps, markers and movable pieces. It gives people “permission” to express thoughts that they may not be comfortable speaking out loud or that they do not have the language for.



Engagement schedule

Fall 2021 into Winter 2022

Articles in the City newsletters

Write one article a quarter about the comprehensive planning effort for the Quarterly Newsletter and one article per quarter in the monthly E-newsletter. The E-news has 3500 digital subscribers, and the Quarterly Newsletter is mailed to all residences.

Include an educational component in each article, provide an update on the process, and describe how this will practically affect Kenmore in the future.

Attend community events

Tabling or passing out brochures at events. Brochures might include all the current initiatives happening at the City. Staff can include members who can speak knowledgeably about the multiple initiatives and engage community members about the importance of their voice and input in each initiative. Bring “swag” that is oriented towards safety, especially bicyclists and pedestrians, such as bike lights and reusable water bottles. Or keep in the “Frame the Future” theme by giving away a refrigerator magnet frame with a business card size information card attached.

Community organization outreach

Reach out to community-based organizations (CBOs) and community groups to talk about the Comprehensive Plan. This can be done through a series of mini-interviews or roundtable conversations. Some considerations for the conversations include:

- Develop mutually beneficial collaboration starting now and into the future.
- Do this collaboratively with other City initiatives.
- Tell them about the comprehensive planning effort and the impact it will have on their members, constituents, or the recipients of their services.
- Ask about what matters to them—not just relative to the Comprehensive Plan, but generally about their priorities, their mission, and their goals. They may not know how their mission connects to the Comprehensive Plan, but you can listen for connections.
 - Follow up by connecting them to other City staff who are working on things that matter to them.
- Do not make promises that you are not sure you can keep. That means promises the City will keep even if you are not around to fulfill them.
- Find out when their regular meetings are and who participates. These might be good meetings to attend later in the process.
- Find out about events they host.
- Ask for suggestions about how to engage with their members, constituents, or the recipients of their services.
- Ask about how best to communicate with them.
- Ask for any recommendations they have for hyper-local groups in Kenmore (e.g., Do the public schools host any community groups? The YMCA?)
- Ask if they will share your social media posts with their groups. Ask what you can do to make the posts compelling for the audiences.
- Ask them if they have staff who can provide translation and other language access services and what sort of arrangement would feel mutually beneficial for them if they collaborated with the City for in-language materials.

- Ask them how you can be a good partner and what collaboration looks like to them.

As you collect this information, iterate your community engagement plan. Revise to ensure you can effectively engage these groups.

Include Homeowners Associations in this outreach.

Share what you learn with other City staff who are working with these organizations or who would benefit from knowing about them.

Small business outreach

Reach out to small business owners in Kenmore with similar questions to the questions for community groups.

This could include asking any businesses that are already involved in the process to host small business forums. Consider working with businesses that serve students and people who use languages other than English.

This could include a partnership with the Bothell Kenmore Chamber of Commerce and in particular the Kenmore Business Alliance.

Attend City of Kenmore staff meetings

Do brief presentations at Kenmore staff meetings to collect ideas from colleagues about how you can reach community members, and how they can support this work. Are there groups who already engage with the public? What are small ways they can collect feedback and share small educational information with the public about the plan?

Plan community forums

Plan a community forum on housing. Consider collaborating with the CAP team. Invite community members to share information about their housing priorities. Consider holding the forum in multiple languages. This could include small mono-lingual groups by language for the most ease in conversations. This could be done in collaboration with the DEI Initiative.

Plan a realtor roundtable. Consider including property management companies.

Plan a property owners and developers forum to talk about land use interests and priorities.

Plan a business owner workshop for business owners to share their perspectives and needs on Comprehensive Planning topics.

For all of these, use the “Frame the Future” call to action as a framework and identify ways to invite folks to frame the future of issues that they most care about.

Create social media plan

Using what you learned from your community partners, create a social media plan to educate the community and solicit feedback. This plan needs to consider in-language posts and community priorities.

Plan for community events

Reach out to the City staff who are organizing community events in Kenmore. Talking with them early about the ways folks can engage and talking with them about the sorts of input folks might provide will give them an opportunity to build meaningful education and engagement opportunities into their event.

This could include:

- Flyers and fact sheets about the plan in their materials
- “Stations” at their event with brief facts or questions community members can weigh in on by text or through an online poll question or even a QR code to vote for an idea. These “stations” could be in community parks throughout the Comprehensive Plan update process. You could update the question monthly and collaborate with the other City initiatives to include questions for their work.

Spring 2022

Place articles in the City newsletters

Attend community partner events and host community forums as time allows

Attend City of Kenmore staff meetings

Alert community partners and others to public hearing schedule.

Summer 2022

Attend community events

When attending community events in 2022, in addition to asking for input, share information about how the City has used the input it has received.

Place articles in the City newsletters

Fall 2022

Attend community events

Place articles in the City newsletters

Community organization outreach

Reach out to community organizations you’ve been working with to ask how the collaboration is going and how you can be of service to them. Keep the two-way partnership going.

Reach out to new groups about the Comprehensive Plan. This can be done through a series of mini-interviews or some roundtable conversations. The goal is to develop mutually beneficial collaboration starting now and into the future. One of your existing partners could host a roundtable.

Share what you learn with City staff who are working with these organizations or who would benefit from knowing about them

Winter 2023

Reach out to your community partners

Ask your community partners if you can come to one of their meetings to provide an update.

Plan for community events

In early spring, reach out to the City staff who are organizing community events in Kenmore. Talking with them early about the ways folks can engage and talking with them about the sorts of input folks

might provide will give them an opportunity to build meaningful education and engagement opportunities into their event.

This could include:

- Flyers and fact sheets about the plan in their materials
- “Stations” at their event with brief facts or questions community members can weigh in on by text or through an online poll question or even a QR code to vote for an idea. These “stations” could be in community parks throughout the Comprehensive Plan update process. Consider updating the question monthly and collaborate with the other City initiatives to include questions for their work.

Articles in the City newsletters

Spring 2023

Place articles in the City newsletters

Summer 2023

Attend community events

When attending community events in 2023, in addition to asking for input, share information about how the City has used the input it has received, and start talking about how folks can stay involved in City planning efforts.

Place articles in the City newsletters

Fall 2023

Place articles in the City newsletters

Community organization outreach

Reach out to community organizations you’ve been working with to ask how the collaboration is going and how you can be of service to them. Keep the two-way partnership going.

Reach out to new groups about the Comprehensive Plan. This can be done through a series of mini-interviews or some roundtable conversations. The goal is to develop mutually beneficial collaboration starting now and into the future. One of your existing partners could host a roundtable.

Share what you learn with City staff who are working with these organizations or who would benefit from knowing about them.

Winter 2024

Reach out to community partners

Ask your community partners if you can come to one of their meetings to provide an update and thank them for their ongoing involvement.

Plan for community events

In early spring, reach out to the City staff who are organizing community events in Kenmore. Talking with them early about the ways folks can engage and talking with them about the sorts of input folks might provide will give them an opportunity to build meaningful education and engagement opportunities into their event.

This could include:

- Flyers and fact sheets about the plan in their materials.
- “Stations” at their event with brief facts or questions community members can weigh in on by text or through an online poll question or even a QR code to vote for an idea. These “stations” could be in community parks throughout the Comprehensive Plan update process. Consider updating the question monthly and collaborate with the other City initiatives to include questions for their work.

Spring 2024

Place articles in the City newsletters

Summer 2024

Attend community events

When attending community events in 2024, report outcomes of the comprehensive planning work and share information about the planning commission’s work to implement the plan.

Place articles in the City newsletters

COMMUNITY GROUPS

To reach people who have not historically engaged in City planning and who may not understand how comprehensive planning affects their day-to-day lives, the engagement process will include connecting with community-based organizations who serve diverse audiences.

Organization	Name	Role	Audience	Address	Phone	Email	Notes
A Caring Haven Adult Family Home			Older community members seeking health and disability services	7209 NE 152 Pl Kenmore, WA 98028	206-981-7693	acaringhaven2016@gmail.com	
Arts of Kenmore			Community members aiming to create a sense of belonging, Spanish speaking community	6316 NE 196th St Kenmore, WA 98028	425-481-7199	artsofkenmore1@gmail.com	
Bastyr University	Kenneth Shook	Associate Director of Development	Young adults seeking education	14500 Juanita Drive NE, Kenmore, WA 98028	425-602-3324	kshook@bastyr.edu	
Bothell Kenmore Chamber of Commerce	Maurita Colburn	Community Relations Manager	Businesses	10120 Main St Ste #201 Bothell, WA 98011	425-485-4353	maurita@bothellkenmorechamber.org	

Organization	Name	Role	Audience	Address	Phone	Email	Notes
Cedar Park Northshore	Dan Neary	Lead Pastor	Community members seeking food security and worship services in Kenmore	18737 68th Ave NE Kenmore, WA	425-939-1377	foodbank@cpnorthshore.com	
Church of the Redeemer	Jed Fox	Rector	Community members seeking episcopal services in Kenmore	6210 NE 181st St Kenmore, WA	425-486-377	recor@redeemer-kenmore.org	
City Hill Church Northshore	Dmitry Kavaleuski	Lead Pastor	Community members seeking non-denominational services, youth groups, people who use Russian	7915 NE 192nd St Kenmore WA 98028	206-880-0280	info@chnorthshore.com	This church offers services in Russian.
Copper Lantern	Josh Castle	Low Income Housing Institute, Advocacy and Community Engagement Director	Community members with low income	18230 70th Ln NE Kenmore, WA 98028	203-417-3626	jcastle@lihi.org	

4. Community Survey Results and Public Participation Plan

Organization	Name	Role	Audience	Address	Phone	Email	Notes
Epiphany Lutheran Church	Doug Iben	Pastor	Community members seeking worship services, youth services, education	16450 Juanita Drive NE Kenmore, WA 98028	425-488-9606	epiphany@epiphanyonline.org	
Friends of Youth	Karina Wiggins	Senior Director of Homeless Youth Services	Youth experiencing homelessness, addiction, mental health and substance use disorders, LGBTQIA+ youth in East and North King County	13116 NE 132nd St Kirkland, WA 98034	425-869-6490	karina@friendsofyouth.org	Although this org is on the Eastside, it's the only youth shelter in the area. Local orgs can apply to be safe spaces all throughout north and East King County through this org.
Green Leaf Subsidized Housing			Community members with low incomes seeking subsidized housing	16714 Juanita Drive NE Kenmore, WA 98028	(206) 829-2490	GreenLeafOffice@kcha.org	Part of King County Housing Authority
Harbour Villa Subsidized Housing			Community members with low incomes seeking subsidized housing	7217 NE 175th St Kenmore, WA 98028	(206) 829-2490	GreenLeafOffice@kcha.org	Part of King County Housing Authority

4. Community Survey Results and Public Participation Plan

Organization	Name	Role	Audience	Address	Phone	Email	Notes
Inglemoor High School	Adam Desautels	Principal	High school students in Kenmore	15500 Simonds Rd NE Kenmore, WA 98028	425-408-7205	adesautels@nsd.org	
International Community Health Services			Community members seeking cultural care in North King County, including health education, WIC, behavioral health services with language services in Cantonese, Hindi, Korean, Mandarin, Russian, Spanish, Urdu, and Vietnamese	16549 Aurora Ave N Shoreline, WA 98133	206-788-3700		Based in Shoreline with broad reaching audience
Kenmore Business Center Association			Businesses	17605 80th Ct NE PO Box 82561 Kenmore, WA 98028	425 -486-1555		

Organization	Name	Role	Audience	Address	Phone	Email	Notes
Kenmore Community Church	Mark Rogers	Senior Pastor	Youth and community members seeking services in English	7504 Bothell Way NE Kenmore, WA 98028	425-486-7487	info@kenmorechurch.org	Also listed as Kenmore Chinese Church; ask specifically about services for people who use Chinese
Kenmore Community Club	David Evans	President	Community members seeking community gathering spaces	7304 NE 175th St Kenmore, WA 98028	425-486-1555	kcc@chin-evans.com	
Kenmore Elementary	Geetha George-Shapiro	Principal	Elementary students in Kenmore	19121 71st Ave NE Kenmore, WA 98028	425-408-4800	ggeorgeshapiro@nsd.org	
Kenmore Food Pantry	Pasha Mohajerhasbi		Community members seeking food security in Kenmore	6910 NE 170th St Kenmore, WA 98028	425-489-0707	pasham@mynorthshore.org	
Kenmore Middle School	Bryan Stutz	Principal	Middle school students in Kenmore	20323 66th Ave NE Kenmore, WA	425-408-6400	bstutz@nsd.org	
Kenmore People for Climate Action			Community members and local governments committed to climate action			kenmore@peopleforclimateaction.org	

4. Community Survey Results and Public Participation Plan

Organization	Name	Role	Audience	Address	Phone	Email	Notes
Kenmore Public Library			Community members with low incomes, without internet, seeking family spaces	6531 NE 181st St Kenmore, WA 98028	425-486-8747		
Kenmore Senior Center	Janet Zielasko	Social Services Manager	Older community members seeking meal, social, transportation, health, and internet services	6910 NE 170th St Kenmore, WA 98028	425-286-1035	janetz@mynorthshore.org	
Kenmore Senior Living			Older adults and people requiring assisted living	7221 NE 182nd St Kenmore, WA 98028	425-318-7989	pacificaseniorlivingkenmore.com	
Kenmore Spanish Church	Felipe Andino	Pastor	Community members seeking services in Spanish	6620 NE 185th St Kenmore, WA 98028	425-919-3907		
Kenmore Youth Council	Fernell Miller	Board Member	Youth in Kenmore who want to be politically involved.		425-486-1555	millerfernell@gmail.com	

4. Community Survey Results and Public Participation Plan

Organization	Name	Role	Audience	Address	Phone	Email	Notes
Mary's Place	Yasmin Mishra	Site Director, Northshore	Community members, families, and women seeking shelter, food, medical care, employment	18118 73rd Ave NE Kenmore, WA 98028	206-621-8474	yasmin@marysplaceseattle.org	
Muslim Community Resource Center/Kits for Peace	Nickhath Sheriff	Founder/CEO	Community members seeking food, housing, refugee, emergency, health, legal, senior, and counseling services	16307 NE 83rd St., Suite 102 Redmond, WA 98052	888-404-6272	nicky@mcrctestle.org	Based in Redmond with broad reaching audience
North King County Mobility Coalition	Maggie Harger	Accessibility Coordinator	Transportation service providers, human service agencies, city staff, residents, and Spanish language speakers of Shoreline, Lake Forest Park, Kenmore, Bothell, and Woodinville		425-429-1816	mobility@hopelink.org ; mharger@hopelink.org	Connected to Hopelink

Organization	Name	Role	Audience	Address	Phone	Email	Notes
North Urban Human Services Alliance	Tamara Piwen	Family Support Assoc. Director	Community members with low incomes, who rent, are seeking food security in North King County	17500 Midvale Ave N Shoreline, WA 98133	206-631-9436	tpiwen@chs-nw.org	Service area includes Kenmore despite being based in Shoreline
Northlake Lutheran Church	Anja Helmon	Pastor	Community members seeking LGBTQIA+ friendly services, food security	6620 NE 185th St Kenmore WA 98028	425-486-6977	pastoranja@northlakelutheran.org	
Northshore Nourishing Network	Sue Freeman	NNN Convener	Community members seeking food security	6620 NE 185th St Kenmore, WA; 16450 Juanita Drive NE Kenmore, WA		suefree7@hotmail.com	
Northshore School District	Natalie Campbell	Partnerships Coordinator	Young adults in schools in North King County	3330 Monte Villa Pkwy Bothell, WA 98021	425-408-7673	partnerships@nsd.org	
Northshore Wranglers Inclusion Program	Judi Pirone	Adult Day Health Manager	Community members with disabilities, families seeking advocacy and support	10212 E Riverside Dr Bothell, WA 98011	425-286-1037	judip@mynorthshore.org	Located in Bothell, would be used by Kenmore community members too

4. Community Survey Results and Public Participation Plan

Organization	Name	Role	Audience	Address	Phone	Email	Notes
Northshore YMCA	David Montgomery	Engagement Supervisor	Youth and families in Kenmore and Bothell	11811 NE 195th St Bothell, WA 98011	425-485-9797	dmontgomery@seattleymca.org	Closest YMCA to Kenmore
Northwood Subsidized Housing			Community members with low incomes seeking subsidized housing	18128 73rd Ave NE Kenmore, WA 98028	206-829-2490	GreenLeafOffice@kcha.org	Part of King County Housing Authority
People for an Environmentally Responsible Kenmore (P.E.R.K.)	Elizabeth Mooney		Community members advocating for environmental policy and practices	5934 NE 201st St Kenmore, WA 98028	206-979-3999	elizabeth.mooney@comcast.net	
Ronald United Methodist Church	Kelly Dahlman-Oeth	Pastor	Filipino, African, Caribbean, Japanese, Hispanic, and South American community members seeking worship services.	17839 Aurora Ave N Shoreline, WA 98133	206-542-2484	office@ronaldumc.org	Based in Shoreline with broad reaching audience

Organization	Name	Role	Audience	Address	Phone	Email	Notes
Sno-King Watershed Council			Community members, youth committed to water quality and climate action		425-780-9731	snokingwatershedcouncil@gmail.com	
St. Vincent de Paul Thrift Store	Nirya Muñoz Roach	Executive Director	Spanish speaking community in Kenmore, community members with low incomes, immigrant families, refugees, seniors, at-risk youth	7304 NE Bothell Way Kenmore, WA 98028	206-767-9975	miryar@svdseattle.org	
The Vine Church	Brandon Hudson	Lead Pastor	Community members seeking non-denominational services, youth groups	6214 Bothell Way NE Kenmore WA 98028	425-487-2518	info@thevinenw.com	

Potential additional community contacts:

- Fortune Inn, 6825 NE 170th St, Kenmore, WA 98028 Phone: 425-488-0220
- There is a small Chinese moving company in Kenmore, address: 7910 NE Bothell Way, Kenmore, WA 98028 phone: 425-287-1326

Homeowners Associations

HOA	Name	Role	Address	Phone	Email
Arbor Green Homeowners Association	Shun Lee	Registered agent	7527 Ne 203rd St Kenmore, WA 98028-2078		shunburn@juno.com
Arrowhead Park Vista Condominium Association	The Coe Law Group PLLC		2010 156th Ave NE #100Bellevue, WA 98007		tarynh@suhrco.com
Arrowhead Beach Homeowners Association	Susan O'Hogan	Governor	5984 NE Arrowhead Dr Kenmore, WA 98028	425-488-3245	susanohogan@comcast.net
Boulder Estates Homeowners Association	KSB Consulting	Registered agent	8017 Ne 183rd St Kenmore, WA 98028-2707		kim@ksbconsulting.net
Canyon View Estates Homeowners Association	Scott Reynolds	Governor	16416 84th Ave NE Kenmore, WA 98028-3983		scottreynolds@comcast.net
Compass Pointe Condominium Homeowners Association	Agnes Miggins	Officer	6100 Ne 181st St, Apt 8 Kenmore, WA 98028-8947		pacific876@hotmail.com
Cortesa Homeowners Association			7916 NE 201st Pl Kenmore, WA 98028-2174		patti@connerhomes.com
Double Eagle Homeowners Association	Eric Sanchez	Governor	19008 82nd Ave NE Kenmore, WA 98028-2833		esanchez108@gmail.com
Emerald Court Place Homeowners Association	Paul Schindler	Governor	8916 Ne 148th Pl Kenmore, WA 98028-4713		pjschindler.wa@gmail.com

HOA	Name	Role	Address	Phone	Email
Emerald Vue Homeowners Association	Rebecca Raymundo	President	14534 88th Pl NE Kenmore, WA 98028		hoaemeraldvu@gmail.com
Emily Lane Homeowners Association	Allan Crouch	Governor	19010 68th Ave NE Kenmore, WA 98028-2686		alancr5@msn.com
Fairway Woods Homeowners' Association	John Kinney	Officer	16113 Inglewood Terrace NE Kenmore, WA 98028		jsmkenney@gmail.com
Fernwood Court Homeowners Association	Matthew Kresken	Governor	8004 NE 147th Ln Kenmore, WA 98028-4762		mmkresken@yahoo.com
Glenbrook Homeowners Association	Mercio De Paula	Officer	8439 NE 146th St Kenmore, WA 98028-4738		merciodepaula@gmail.com
Harbour Village Marina HOA			155 NE 175th St Kenmore, WA 98028	425-485-7557	
Heron's Reach Homeowners Association	Jessica Lewis	Registered agent	19617 78th Ave NE Kenmore, WA 98028-2095		
Hiatt Ridge Homeowners Association	Shixiong (Steven) Hu	Officer	14812 81st Ave NE Kenmore, WA 98028-4663		STEVEN_HU2014@ICLOUD.COM
Inglemoor Court Homeowners' Association	Nathaniel Brindza	Governor	8834 NE 148th Pl Kenmore, WA 98028-4744		natebrindza@gmail.com
Inglemoor Crest Homeowners Association	Matthew Halls	President	16524 82nd Pl NE Kenmore, WA 98028-4470		matthalls@yahoo.com

HOA	Name	Role	Address	Phone	Email
Inglemoor Heights Homeowners Association	Trina Masepohl	Governor	15440 87th Pl NE Kenmore, WA 98028		trina.masepohl@gmail.com
Inglewood East Homeowners Association	Charles Gippe	Officer	7301 NE 175th St, Unit 130Kenmore, WA 98028		cjgippe@gmail.com
Inglewood Village Homeowner	Marcia Tidball	Officer	6530b NE 171st Pl Kenmore, WA 98028-3932		mktidball@gmail.com
Lake Forest Park Hills Homeowners Association	Daniel Michnicki	Governor	5917 NE 199th St Kenmore, WA 98028-3107		lakeforestparkhillshoa@gmail.com
Lochmere Homeowners Association	Ken Jones	Officer	7725 NE 170th St Kenmore, WA 98028-3985		lakeforestparkhillshoa@gmail.com
McDonald Highlands Homeowners Association	Mark Volpe	Governor	15108 64th Ct NE Kenmore, WA 98028-4377		mark.volpe@comcast.net
Michaels Place Homeowners Association	Michael Israel	Governor	20301 62nd Way NE Kenmore, WA 98028-8675		mmisrael@gmail.com
Northshore Glen Homeowners Association	Marilyn Johnstone	Governor	8007 NE 151st Ct Kenmore, WA 98028		marilynhj@gmail.com
Parkside Homeowners Condominiums			18210 73rd Ave NE Kenmore WA 98028	425-458-4848	
Red Hawk Kenmore Homeowners Association	Yu Zhou	Governor	2107 S Fruitland Puyallup, WA 98371-7356		

HOA	Name	Role	Address	Phone	Email
Roe Property Homeowners Association	Russell Roe	Officer	19101 62nd Ave NE Kenmore, WA 98028		
Simonds Road Short Plat Homeowners Association	Scott Beresford	Governor	7621 NE 170th St Kenmore, WA 98028		
Shadowcreek Homeowners Association	Gary Jackson	Governor	7813 NE 196th St Kenmore, Kenmore, WA 98028		
Stonehaven Owners Association	Mengyu Zhang	Registered agent	7224 NE 182nd St Kenmore, WA 98028		
The Lakewood Condominium Homeowners Association	Nancy Obrien	Governor	7223 NE 175th St Kenmore, WA 98028		
The Park at Inglemoor Homeowners' Association	Emilie Purhar	Registered agent	9016 NE 160th Pl Kenmore, WA 98028-7417		
Troon Terrace Homeowners Association	Joshua Mastel	Officer	6816 NE153rd Pl # H Kenmore, WA 98028-4927		
Uplake Neighborhood Association			P.O. Box 82644 Kenmore, WA 98021		
Vineyard Crest Homeowners Association	Anthony Elliott	Governor	6830 NE Bothell Way Kenmore, WA 98028-3546		

HOA	Name	Role	Address	Phone	Email
West Creek Village Homeowners Association			7643 NE 193rd Pl Kenmore, WA 98028-3308		
Westhill Place Homeowners' Association	Sherry Johnson Metz	Governor	8304 NE 187th Way Kenmore, WA 98028		
Willow Creek-Kenmore Owners Association	Deirdre Hayes	Registered agent	18026 81st Ln NE Kenmore, WA 98028-6623		