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

September 14 @ 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/82185985507
Or One tap mobile :
US: +12532158782,,82185985507# or +16699009128,,82185985507#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 253 215 8782 or +1 669 900 9128 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799
Webinar ID: 821 8598 5507
International numbers available: https://us02web.zoom.us/u/kcGovZ2p1l

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please email Rita Moreno at rmoreno@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 Rita Moreno at rmoreno@kenmorewa.gov by 5:00 p.m. on Tuesday, September 14, 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.

3. **APPROVAL OF MINUTES**

   August 17, 2021 Planning Commission Meeting Minutes

4. AGENDA ITEMS

Revised Vision Statement

Staff Memo 1

Attachment 1 Revised Vision Statement

Housing Element Background Information

Staff Memo 2

Attachment 1 - Housing Element 2018

Attachment 2 -Requirements from the Growth Management Act

Attachment 3 - Requirements from the Countywide Planning Policies

Attachment 4 Table H-3

Attachment 5 - Housing Data

5. ADJOURNMENT

6. UPCOMING MEETINGS:

September 21, 2021, 7:00 p.m. via ZOOM

City of Kenmore
Planning Commission Meeting
August 17, 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

Consultants & Staff

Lauri Anderson, Principal Planner
Tela Gardner, Permit Coordinator
Brett Houghton, PRR

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:01 p.m.

2. PUBLIC COMMENTS

Phyllis Finley expressed her concern about the purpose of the community survey and results. Ms. Finley also provided feedback on the 20-year vision – she asked what the meaning of the term financially sustainable meant, why was diversity of housing stricken, and requested that mention of a partnership with a private business be removed.

3. APPROVAL OF MINUTES

July 20, 2021 Meeting Minutes – A motion to approve by unanimous consent was made by Vice Chair Vanderlinde. Commissioner Greathouse seconded the motion. The motion passed 6-0.

August 3, 2021 Meeting Minutes – A motion to approve by unanimous consent was made by Commissioner Loutsis. Vice Chair Vanderlinde seconded the motion. The motion passed 6-0.

4. AGENDA ITEMS

- Community Survey Results and Public Participation Plan

    Brett Houghton with PRR summarized the survey results and outlined the public participation plan. This community survey will be the first touch to the public followed by a combination of education and outreach. Inclusivity, sustainability and transparency are key to the public participation plan.

    Mr. Houghton opened the discussion to the commissioners and asked what was key or noteworthy to them. Commissioner Banaszynski noted that there were different survey responses depending on how the questions were asked. Commissioner Greathouse asked for more information on diversity and inclusion for BIPOC community members. The consultant also gave an overview of who responded to the survey and what languages they use. Chair Ohrenschall asked about the manufactured housing community outreach. Commissioner Banaszynski asked about the elimination of multiple answers from the same IP address and how they could be included, and suggested outreach to the apartments in the downtown area. Commissioner Banaszynski asked what the plan is to for fall with Covid restrictions still possibly being in place. Commissioner Vanderlinde asked if there could be an additional survey at the end to see what people think about after they have some education and outreach.

- Housing Data Background

    Staff asked to cancel the Sept 7th meeting and to replace it with a meeting on 9/14. A motion was made by Commissioner Vanderlinde to cancel the Sept 7th meeting and to replace it with a meeting on 9/14. The motion was second by Commissioner Greathouse. The motion passed 6-0.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:04 p.m.

____
Planning Commission

Approved by Planning Commission on: ________________________

Memorandum

Date: September 8, 2021

To: Planning Commission

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

Regarding: Revised Vision Statement

Attachment 1 is the revised draft Comprehensive Plan Vision Statement based on the comments and recommendations you provided at your August 3 meeting.

As requested, we expanded the preamble to note that there are neighborhoods in Kenmore that are not on the waterfront and we moved the clause about financial sustainability into the concluding paragraph.

Changes to phrases about housing, the environment, and high capacity transit have also been made.

If the Commission is satisfied with this version, staff will add it to the Comprehensive Plan webpage as a draft, subject to public comment and revision as we move through the update process.

KENMORE 20-YEAR VISION

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

- ~~offers~~encourages a diversity of well-maintained housing types to provide ~~a choice of attractive~~ living accommodations affordable to ~~for~~ all residents
- is committed to protection~~protects~~ of natural and environmentally sensitive areas, significant open space, trees, ~~and~~ air and water quality, and healthy wildlife habitat
- continues to contribute to efforts to slow climate change and address its impacts
- is inclusive, ~~and family friendly, with a small town feeling, that~~ supporting diversity and foster~~s~~ing a sense of belonging and pride in all residents
- is connected both visually and physically to its waterfront, recognizing it as a significant local and regional asset
- supports recreation and health through well-maintained parks, trails, and open spaces
- is a walkable and bikable community that provides a safe, reliable and effective system of streets, sidewalks, bike~~-~~ways, and trails~~, and transit routes~~, linking significant local and regional destinations
- embraces its role as a high-capacity transit community, supporting bus rapid transit and other transit options as part of the regional network
- supports ~~the character of~~ its ~~single family~~ residential neighborhoods and provides opportunities for residents to meet their daily needs locally
- has its own sense of place and a~~an identifiable, walkable~~pedestrian-friendly downtown offering commercial, civic, cultural and park spaces, integrated with ~~multifamily~~ housing
- has an economic base that provides a range of goods and services, offers quality employment opportunities, and supports local businesses
- has clear design standards creating attractive, functional, and enduring buildings and places
- encourages volunteerism and public involvement and works as a good partner with ~~citizen~~residents and governments throughout the region
- supports the safety, health, and welfare of all of its ~~citizens~~residents
- supports and encourages education and quality schools
- supports local arts, culture and history

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

Note that the clauses have been reordered to reflect Council's 2021 priorities.

City Of Kenmore, Washington

Memorandum

Date: September 8, 2021

To: Planning Commission

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

Regarding: Housing Element Background Information

To launch the discussion of changes to the Comprehensive Plan Housing Element, Mike Stanger with ARCH will join us at the September 14 meeting to provide background on housing needs in Kenmore. This information will be used to amend the initial sections of the updated Housing Element. The current Housing Element is Attachment 1 to this memo.

Growth Management Act and Countywide Planning Policies Requirements

The Growth Management Act (GMA), including significant amendments adopted in 2021, sets out the framework for each city's Housing Element, including some data requirements (see Attachment 2).

Likewise, the Countywide Planning Policies and Appendix 4 to that document detail a number of data points to be addressed (see Attachment 3).

Available Data

Attachments 4 and 5 and the September 14 presentation will provide a great deal of the data requested by the GMA and CPPs. Other data has previously been provided and is recapped below.

More information will be developed over the next several months, including data responsive to Commerce's identification of the number of housing units necessary to manage projected growth. The Commerce guidance has not yet been issued.

Household Incomes (2017 Estimates)[1]

Extremely low-income (<30% AMI)	11%
Very low-income (31% - 50% AMI)	9%
Low-income (51% - 80% AMI)	10%
Middle/moderate-income (81% - 100% AMI)	9%
Above median income	60%

[1] "Why is this older than the housing unit and population estimates?" The source for household incomes as a percentage of the Area Median Income is the American Community Survey, but it's a special tabulation that HUD publishes a year or two after the Census Bureau releases the regular ACS tables.

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Housing Units

Total Housing Units (2020 OFM estimate)	9,548
Occupied units (2019 ACS estimate)	8,858
Owner-occupied units (2018 ACS estimate)	72.5%
Average household size	2.66
Median value	$526,200
Renter-occupied units (2018 ACS estimate)	27.5%
Average household size	2.35
Median rent	$1,358

Housing units by type (2020 OFM estimate)

1 unit	6,568 (69%)
2 unit	104 (1%)
3 and 4 unit	287 (3%)
5 or more unit	2,302 (24%)
Manufactured homes	287 (3%)

Age of Kenmore's housing stock

1939 or earlier	4%
1940 to 1949	1%
1950 to 1959	11%
1960 to 1969	14%
1970 to 1979	17%
1980 to 1989	18%
1990 to 1999	15%
2000 to 2009	12%
2010 to 2013	3%
2014 or later	5%

Affordable housing units (2017 King County preliminary data)

0-30% AMI (extremely low-income)	255 (3%)
31-50% AMI (very low income)	1,070 (12%)
51-80% AMI (low income)	1,190 (14%)
Over 80% AMI (moderate and above income)	6,135 (71%)

Attachment 4 provides information on Countywide housing affordability and how Kenmore's housing stock relates to the desired Countywide housing supply percentages: 15% extremely low income housing units, 15% very low income housing units, and 19% low income housing units.

Zoning

Total city acreage zoned residential (all of the R zones and MHC)	78%	
Subset zoned exclusively single-family (R-1, R-4, R-6, MHC)		95%
Subset zoned exclusively multifamily (R-12, R-18, R-24)		5%
Total city acreage zoned for mixed use (RB, UC, WC, DC, DR, CB, NB)	7%	

Balance of City acreage (15%) includes non-zoned rights-of-way, some zoning districts (Parks, Public/Semi-Public, Golf Course), and properties developed with utilities and other similar uses.

Targets and Capacity

Kenmore's 2044 targets are 3,070 housing units and 3,500 jobs.

Kenmore has development capacity under existing conditions (including development of Lakepointe and the Plywood Supply properties) for 4,135 housing units and 3,881 jobs.

Kenmore residents who work in Kenmore

2019 ACS data identifies 12,098 workers in Kenmore age 16 and older. Of these, 13.9% work in Kenmore and 86.1% work outside Kenmore. This is a significant change from the 2015 analysis. Census data will be important to verify this information.

Kenmore residents who work at home

8.4% of Kenmore residents work at home (2019 ACS).

Community Involvement and Data Use

The housing data we collect will be used for educational purposes as we launch a series of community conversations in September, October and November using the strategies outlined in the Public Participation Plan.

Attachments
Attachment 1: Existing Housing Element
Attachment 2: Growth Management Act Requirements
Attachment 3: Countywide Planning Policies Data Requirements
Attachment 4: Housing Affordability for King County Jurisdictions (from CPP Appendix)
Attachment 5: Additional Housing Data

HOUSING ELEMENT

INTRODUCTION

Purpose

This Housing Element is intended to promote and maintain residential neighborhoods, ensure a range of densities and housing types for all incomes, address special needs housing, and protect the quality of the residential environment. When the community was first incorporated, community visioning efforts showed some trends in housing preferences, including a preference for adding single-family dwellings at about the same lot size as surrounding lots, and acceptance of accessory dwelling units. Also indicated was a desire to control the location of attached housing by placing it in Central Kenmore, and not dispersing small-scale attached dwellings in neighborhoods.

Growth Management Act Requirements

The Growth Management Act (GMA) states that Comprehensive Plans are to encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. Housing elements are to make an inventory and analysis of existing and projected housing needs; include a statement of goals, policies, and objectives for the preservation, improvement, and development of housing; identify sufficient land for housing, including low income, special needs, and multiple housing types; and make adequate provision for existing and projected housing needs of all economic segments of the community.

Countywide Planning Policies

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

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

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

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

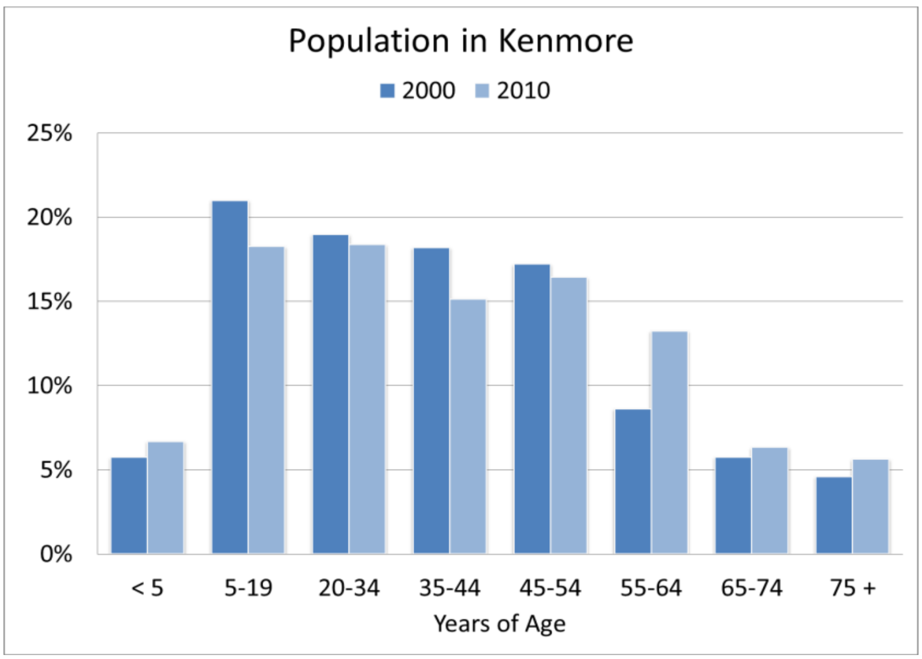
EXISTING CONDITIONS

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

Population and Households

Kenmore's population grew ten (10) percent in the 2000s, from 18,678 to 20,460. Population declined, however, among school-age children and adults 35 to 44 years old (Housing Analysis, Exhibit D-1; and Figure H-1, below). The city's proportion of senior citizens (65 years and older) is similar to countywide figures. As in other cities, the seniors' segment has not increased significantly as of 2010, but Baby Boomers (age 55 – 65) will increase that figure over the next decade.

FIGURE H-1



Kenmore had roughly 700 (14 percent) more households in 2011 than in 2000, but the types of households remained virtually unchanged (Housing Analysis, Exhibit B). The city has a greater percentage of married-couple families (56 percent) than King County overall (Figures H-2 and H-3, below), but is typical for east King County in that respect. ("East King County," or EKC, refers here to member cities of ARCH.) The city also maintains a somewhat lower proportion of one- and two-person households than the rest of east King County (58 percent; Housing Analysis, Exhibit C-2).

FIGURE H-2

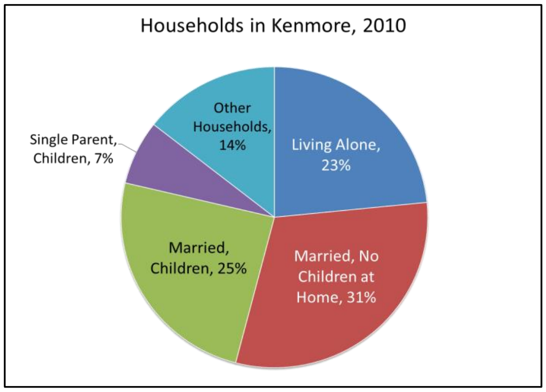
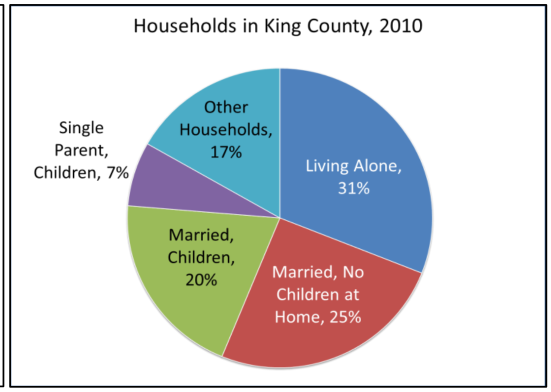


FIGURE H-3

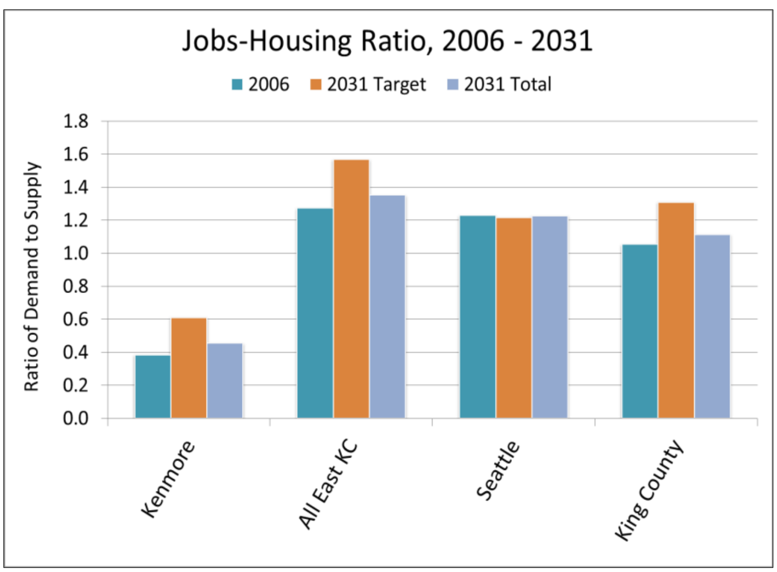


Source: 2010 Census (U.S. Census Bureau)

Kenmore Jobs and Wages

Employment can be an important contributor to housing demand within a community, both in terms of the amount and affordability of housing. Although Kenmore's employment growth during the 1990s was relatively high (24 percent), this was mostly offset by lost jobs (26 percent) between 2000 and 2010. The Jobs-Housing Ratio is a way to measure demand for housing from local employment relative to the local housing supply (a ratio less than 1.0 means less demand for housing from the local workforce than is available in the city). As of 2006, the city's jobs-housing ratio was just under 0.4 and based on growth projections would increase to just over 0.4 by 2031 (see Figure H-4). This is much lower than the countywide ratio and the ratio of most other cities in east King County. This means that most Kenmore residents work in other cities, compared to other areas, and the housing demand from existing jobs is relatively low.

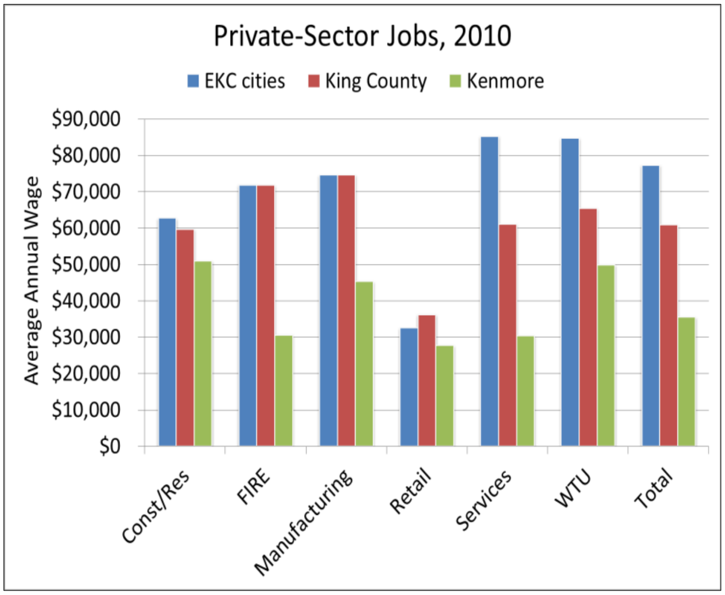
FIGURE H-4



Source: A Regional Coalition for Housing (ARCH).

While the demand for housing from local employment is lower than other nearby communities, jobs in Kenmore tend to pay less than jobs countywide in the same sector (Figure H-5, below), which implies a demand for relatively affordable housing from the local workforce.

FIGURE H-5
AVERAGE WAGES BY INDUSTRY SECTOR



Source: Puget Sound Regional Council.

Household Incomes

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

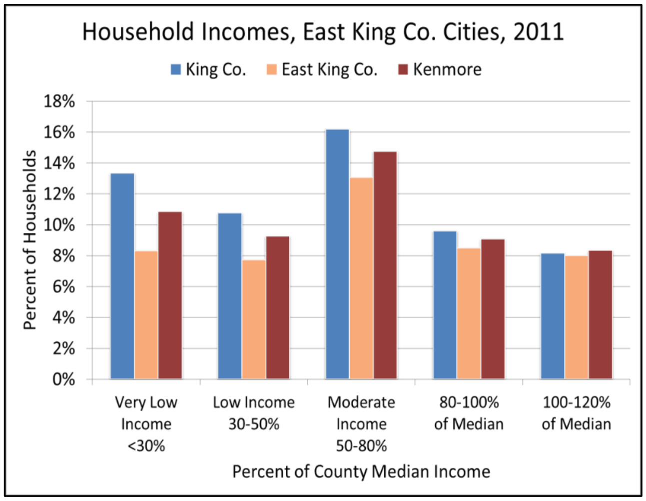
TABLE H-A
HOUSEHOLDS BY INCOME CATEGORY

HOUSEHOLD INCOME CATEGORY		PERCENT OF TOTAL HOUSEHOLDS: KENMORE 1990*	KENMORE 2000	KENMORE 2011	KING CO. 2011
< 30% of median:	Very Low-Income	17%	8%	11%	12%
30% to 50% of median:	Low-Income		8%	9%	12%
50% to 80% of median:	Moderate-Income		16%	15%	16%
> 80% of median:	Middle- and Higher-Income	83%	69%	65%	60%

"Median" refers to the (King County) Area Median Income.
* "Kenmore Census Designated Place." The city was not incorporated until 1998, and the Kenmore CDP is a slightly different geographic area but the closest with available data. Income category break-outs not available for 1990.

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

FIGURE H-6



Source: 2011 American Community Survey, 5-year Estimates (U.S. Census Bureau).

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

<u>Number and Types of Housing Units</u>

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

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

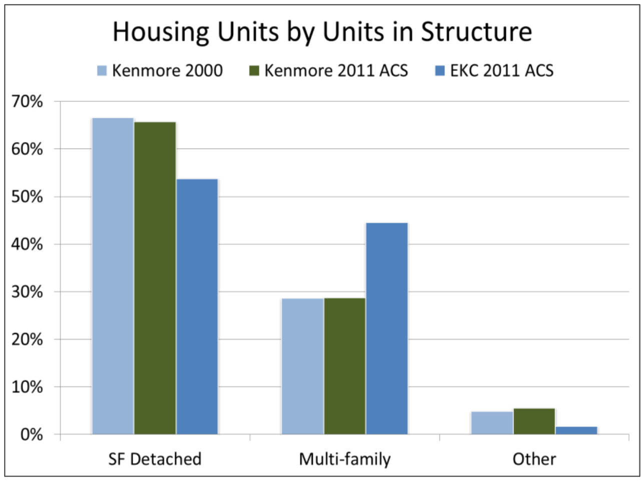
TYPE OF HOUSING	2000		2014	
	UNITS	% OF TOTAL	UNITS	% OF TOTAL
Single-family Detached	5,235	70%	6,276	71%
Multi-family	1,892	25%	2,268	26%
Mobile Homes	361	5%	291	3%
Total Units	7,488	100%	8,835	100%

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

Compared to King County and most of east King County, Kenmore has a relatively low percentage of multi-family housing. Less than 30 percent of Kenmore's housing is multi-family (Figure H-7, below; Housing Analysis, Exhibit L-1). Approximately 25 percent of the multi-family units are condominiums.

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

FIGURE H-7



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

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

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

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

Kenmore has permitted 31 accessory dwelling units as of 2011, or about one for every 167 detached single-family homes—almost exactly the same as the average for all of east King County (Housing Analysis, Exhibit Q-1). (This compares to a rate of one for every 32 detached homes in Mercer Island, the city with the highest ratio of ADUs.)

<u>Prices of Market Rate Housing</u>

Homeownership

Kenmore has a homeownership rate of 74 percent, which is at the upper end of ownership rates for cities in east King County, and greater than the countywide average. Kenmore has also had a relatively significant increase in the rate of homeownership since the early 1990s, while most cities have seen homeownership rates stable or decreased in that period.

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

Condominium units provide a relatively affordable homeownership alternative for Kenmore residents. The average sale price for condominiums in early 2014 was $169,000—similar to condo prices in Bothell and Woodinville, and low compared to the averages across east King County and King County overall (Central Puget Sound Real Estate Research Committee).

Rental Housing

Rental housing makes up about 25 percent of housing supply in Kenmore, a significantly smaller portion of overall housing than east King County as a whole and King County. Average rents are slightly higher in the Kenmore/Bothell market than in the Shoreline market (Table H-C, below), but low compared to the rest of east King County and the county overall.

TABLE H-C
AVERAGE RENTS, 2014 (SPRING)
PROPERTIES WITH 20 OR MORE APARTMENTS

	SIZE OF UNIT (BEDROOMS/BATHROOMS)					AVERAGE
LOCATION	**0/1**	**1/1**	**2/1**	**2/2**	**3/2**	**All Units**
Bothell/Kenmore	$724	$1,036	$1,145	$1,227	$1,693	$1,163
Shoreline/Lake Forest Park	$815	$946	$1,084	$1,230	$1,562	$1,070
Eastside	$1,139	$1,281	$1,366	$1,656	$1,877	$1,474

Source: The Apartment Vacancy Report (Dupre+Scott Apartment Advisors).

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

TABLE H-D

APARTMENT VACANCY RATES
PROPERTIES WITH 20 OR MORE APARTMENTS

LOCATION	PERCENT OF TOTAL UNITS	
	Spring, 2013	Spring, 2014
Kenmore/Bothell	5.0%	3.6%
Shoreline/Lake Forest Park	2.3%	1.9%
Eastside	3.3%	3.7%
King County	3.3%	4.3%

Source: The Apartment Vacancy Report (Dupre+Scott Apartment Advisors).

Age of Housing

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

Rental Housing for People Needing Supportive Services

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

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

Kenmore has two licensed assisted living facilities (boarding homes) with 106 beds and 21 licensed adult family homes with 117 beds (Housing Analysis, Exhibit Q-2). Adult family home residents include elderly people, individuals with limited mobility (use of wheelchair), developmental disabilities, mental illness, diabetes, terminal illnesses, brain injury, and those recovering from strokes. The number of persons living in supported living situations (i.e., group quarters) has increased almost 50% since 2000 (Housing Analysis, Exhibit K-2).The closest nursing home to Kenmore is in Bothell. The North Creek Health and Rehab Center (10909 NE 185th) nursing home has 112 beds.

Assisted Rental Housing

A variety of publicly assisted rental housing is available in Kenmore, including the Greenleaf family housing and Northwood senior housing operated by the King County Housing Authority (KCHA), Heron Run family and Heron Landing senior housing operated by DASH, Copper Lantern (rental and ownership housing) operated by LIHI and Shadrack family shelter operated by Hopelink. In addition, the Housing Authority operates a voucher program for the rental of privately held units. This federal program currently assists approximately 20 Kenmore households with rental subsidies. (Lower income tenants in the City of Kenmore may also apply for emergency funding from King County in the event they are faced with eviction due to nonpayment of rent. This assistance is available through the Multi-Service Center of Northeast King County.)

Housing Affordability

According to policies established by the U.S. Department of Housing and Urban Development, a household should spend no more than 30 percent of its income on housing, including utilities. If they pay more than that, they are considered "housing cost burdened." Table H-E shows incomes and affordable housing costs for various income levels.

TABLE H-E
AFFORDABLE HOUSING COSTS BASED ON KING COUNTY MEDIAN INCOME, 2014.

	VERY LOW INCOME		LOW INCOME		MODERATE INCOME	
	30% of Area Median		50% of Area Median		80% of Area Median	
Household Size	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost
1	$18,522	$463	$30,870	$772	$49,392	$1,235
2	$21,168	$529	$35,280	$882	$56,448	$1,411
3	$23,814	$595	$39,690	$992	$63,504	$1,588
4	$26,460	$662	$44,100	$1,103	$70,560	$1,764
5	$28,577	$714	$47,628	$1,191	$76,205	$1,905

Source (income figures): U.S. Department of Housing and Urban Development.

Using the federal affordability definition, 13% of Kenmore's housing is affordable to very low and low income households and 15% to moderate income households (Housing Analysis, Exhibit M-2). The amount of housing affordable to low- and very low-income families is similar to Bothell and slightly below King County, but higher than other cities in east King County. The amount of housing affordable at the moderate-income level is similar to the rest of east King County, but lower than Bothell and Countywide figures. Table H-G compares the housing affordability of Kenmore, east King County, and King County overall against countywide housing needs.

Most of Kenmore's housing affordable to lower incomes is rental housing. Thirty-five (35) percent of the rental units in Kenmore were affordable to very low and low-income families in 2014. This is similar to countywide figures, but a much higher rate of affordability in rental housing than other cities in east King County.

About seven (7) percent of the single-family owner-occupied housing units in Kenmore are affordable to families earning up to 80 percent of median income, and an additional 4 percent affordable to families earning 80 to 100 percent of median income (Housing Analysis, Exhibit M-2, and Table H-F, below). These figures are similar to east King County, but somewhat lower than King County. Note that Kenmore has a relatively high percentage of homes affordable to low income households, which may be partially attributable to the city's relatively high number of manufactured homes.

TABLE H-F
AFFORDABLE HOUSING AND COUNTYWIDE HOUSING NEEDS, 2010

HOUSEHOLD INCOME LEVEL		PCT OF TOTAL HOUSING UNITS AFFORDABLE AT INCOME LEVEL			COUNTYWIDE HOUSING NEED
		Kenmore	East King Co.	King County	
< 30% of median:	Very Low-Income	3%	2%	4%	12%
30% to 50% of median:	Low-Income	10%	5%	11%	12%
50% to 80% of median:	Moderate-Income	15%	17%	20%	16%
80% to 100% of median:	Middle-Income	7%	18%	15%	10%
> 100% of median:	Higher-Income	65%	59%	50%	50%

Source: 2006-2010 CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development).

Cost-Burdened Households

Despite the relative affordability of Kenmore, 38 percent of the city's households, and 42 percent of the renting households, are housing cost-burdened (Housing Analysis, Exhibit H-1). Both figures are similar to countywide figures, but high for east King County. Moreover, of cities in east King County, Kenmore has the highest percentage of severely cost-burdened households (paying more than half their incomes on housing) at 17 percent.

HOUSING TARGETS AND CAPACITY

The city's 2006–2031 growth target established by the King County Countywide Planning Policies is 3,500 households. Subtracting actual development, the remaining growth target (2012–2031) is 2,980 households. On an annualized basis, this means the city should expect and plan for 149 additional units each year. The Kenmore Land Use Plan provides enough zoned capacity to exceed the 2031 household target, as shown in Table H-G. Mixed-use areas provide more than half of the city's present capacity for new housing.

TABLE H-G
EXISTING HOUSING UNITS, CAPACITY, AND TARGETS, KENMORE

Housing Type	2012 Existing		Remaining Capacity		Total if Built to Capacity	
	Units	Pct	Units	Pct	Units	Pct
Single-family Dwellings	6,471	74%	1,352	30%	7,823	59%
Multi-family Dwellings, total	2,264		3,151		5,415	
In residential-only zones	2,264	26%	742	16%	3,006	23%
In mixed-use zones	0	0%	2,409	53%	2,409	18%
Total	8,735		4,503		13,238	

Source: 2014 Buildable Lands Report (King County).

SUMMARY OF LOCAL HOUSING STRATEGIES

Since incorporation, the city has taken action in several areas to address local housing needs. These include:

- Updates to the Downtown area plan have increased opportunities for creating new housing in the Downtown. This has allowed the city to have sufficient capacity to meet its 2006–2013 housing growth targets.
- The city rezoned the old Park and Ride site to allow housing development, with a requirement that 25 percent address local affordable housing needs. The first phase of development of this property began in 2014. To help enhance affordability on the property, the city approved a twelve-year property tax exemption on residential improvements.
- The city adopted regulations to allow Accessory Dwelling Units, with over 30 ADUs permitted to date.
- The city has waived a portion of impact fees for a project that incorporated housing affordable to low-income households.
- The city has been an ongoing member of ARCH. Through the ARCH Trust Fund process, the city has regularly committed local funds for affordable housing projects in Kenmore and throughout the region, assisting over 170 units affordable to lower-income households.
- Through participation in the countywide CDBG Consortium, 25 local homeowners have received Housing Repair loans since 2005.
- The city, in 2017, approved a Housing Strategy Plan identifying potential strategies to address affordable housing needs and prioritizing them for future consideration.

GOALS, OBJECTIVES, AND POLICIES

RESIDENTIAL NEIGHBORHOODS SUB-ELEMENT

GOAL H-1. PROMOTE AND MAINTAIN STRONG RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE H-1.1 Encourage repair and maintenance of existing housing.

Policy H-1.1.1 Encourage private reinvestment in residential neighborhoods and private rehabilitation of housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Policy H-1.1.2 Provide regular and appropriate levels of investment in transportation, surface water, and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans.

Policy H-1.1.3 In cooperation with King County, Puget Sound Energy, or other agencies, promote the use of weatherization programs in existing housing.

Objective H-1.2 Promote safe, physically accessible, well maintained, and well designed residential environments with associated open spaces.

Policy H-1.2.1 Encourage housing design and development that promotes public safety including "Crime Prevention through Environmental Design" components as described in the Land Use Element.

Policy H-1.2.2 Ensure development regulations address accessible housing and transportation services. Residential structures as well as physical improvements, such as parking, streets, and sidewalks, should allow for mobility and accessibility by all residents, including the elderly and persons with disabilities, consistent with the Transportation Element. Promote awareness of Universal Design improvements that increase housing accessibility.

Policy H-1.2.3 Prepare and implement development and design standards that acknowledge neighborhood character and address compatibility with surrounding development consistent with Land Use and Community Design Element goals and policies.

Policy H-1.2.4 Encourage energy and water efficiency in existing and new housing developments, as addressed in the Utilities Element.

Policy H-1.2.5 Ensure adequate setbacks, landscaping, and buffering are required between housing developments of significantly differing densities and between housing and commercial areas.

Policy H-1.2.6 Ensure critical area regulations provide sufficient buffer widths consistent with the quality and class of the environmentally sensitive area. Restrict intrusion into sensitive areas by nearby residents and visitors.

Policy H-1.2.7 Encourage cluster residential development along with open space, consistent with the Land Use Element.

Policy H-1.2.8 Encourage property consolidation in the Downtown, through density bonuses or other incentives, to create mixed-use and multi-family developments that offer a range of site and community benefits such as private and public open spaces and plazas, structured parking, and other amenities.

Policy H-1.2.9 Plan for residential neighborhoods that promote the health and well-being of residents by supporting active living and by reducing exposure to harmful environments.

OBJECTIVE H-1.3 Plan appropriate land use designations and zoning categories to accommodate projected household growth.

Policy H-1.3.1 Plan for an adequate supply of land to accommodate projected growth, including but not limited to, affordable housing, multifamily housing, and special needs housing.

Policy H-1.3.2 Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, such as single-family detached dwellings, townhouses, apartments, accessory dwellings, manufactured homes, and other types. Consider neighborhood character as well as housing needs when applying zones, land use, and development standards.

OBJECTIVE H-1.4 Identify and support Kenmore's Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities.

Policy H-1.4.1 Develop mixed-use, higher density districts in Downtown Kenmore, meeting community goals to develop community identity, vital business and service opportunities, concentration of higher density housing, and multi-modal transportation services.

Policy H-1.4.2 Offer density bonuses and density transfers to achieve a compact, vital Downtown, as well as meet environmental and affordable housing goals.

GOAL H-2. PROVIDE HOUSING OPPORTUNITIES IN KENMORE FOR PEOPLE WITH SPECIAL NEEDS.

OBJECTIVE H-2.1 Provide opportunities for the development of short-term and permanent housing for people with special needs.

Policy H-2.1.1 Allow opportunities for assisted housing, for people with special needs, by:

a. Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with state and federal laws; and,
b. Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors.

Policy H-2.1.2 Ensure that group home providers have received appropriate licenses from federal or state agencies where appropriate.

4. Housing Element Background Information

Policy H-2.1.3 Support housing options and services that enable seniors to stay in their homes or neighborhoods.

OBJECTIVE H-2.2 Support and promote community facilities and programs that are important to the safety, health, and social needs of families, children and persons with special needs.

Policy H-2.2.1 Increase coordination among providers of social, health, counseling, and other services to families, children, and persons with special needs including seniors citizens, persons with physical or mental disabilities, persons with terminal illness, or other special needs.

Policy H-2.2.2 Work with transit and transportation providers to increase access between special needs housing and community facilities and programs in Kenmore or the Northshore area.

Policy H-2.2.3 Support the location of social, recreational, health, safety and other services in Kenmore to serve people with special needs.

Policy H-2.2.4 Support a range of housing options and services to help homeless persons and families move to long-term financial independence.

Policy H-2.2.5 Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

HOUSING AFFORDABILITY SUB-ELEMENT

GOAL H-3. MAKE ADEQUATE PROVISIONS FOR A PROPORTIONATE AMOUNT OF THE EXISTING AND PROJECTED COUNTYWIDE NEED FOR HOUSING AT ALL INCOME LEVELS.

OBJECTIVE H-3.1 Encourage retention of the existing housing stock in Kenmore as a source of affordable housing.

Policy H-3.1.1 Promote the use of housing rehabilitation assistance (from King County, for example) to lower-income homeowners and to landlords who rent to lower-income people.

Policy H-3.1.2 Consider measures to preserve and maintain existing manufactured housing communities.

Policy H-3.1.3 When displacement is unavoidable, encourage relocation assistance and replacement housing to be developed, where feasible, to help very low- and low-income households. For mobile home parks in particular, consider a funding pool to assist low and moderate income residents in deteriorating and obsolete mobile homes to find alternative housing in the community, or help to establish preferences in nearby housing for persons giving up their homes.

OBJECTIVE H-3.2 Adopt programs and regulations that support housing affordable to very low, low, and moderate-income households, comparable to the countywide need.[1]

Policy H-3.2.1 Support efforts of private developers, both for-profit and not-for-profit, to preserve or develop affordable housing, including housing with on site services, for very low-, low- and moderate-income families. Consider the following roles for the City's active participation:

a. Whenever possible, integrate affordable housing plans into proposals for development of publicly-owned properties.
b. Play a partnership role with nonprofit housing project sponsors by supporting applications for CDBG, HOME, and other Federal, State or local funding sources for the projects.
c. Enter into a long-term partnership with one or more nonprofit housing developers to identify sites and decide on the timing of applications for public funding.
d. Actively support affordable housing projects by expediting the permitting process, reducing development fees, or similar measures.

Policy H-3.2.2 Participate in A Regional Coalition for Housing (ARCH) to help develop and preserve affordable housing in the community and region.

Policy H-3.2.3 Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for very-low to moderate income households.

[1] See Countywide Planning Policies

Policy H-3.2.4	Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to low- and moderate-income households.
Policy H-3.2.5	Use local resources, as available, to leverage other public and private funding for the creation or preservation of affordable housing.
Policy H-3.2.6	Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.
Policy H-3.2.7	Collaborate with other local governments directly and through membership associations (e.g. Puget Sound Regional Council) on regional housing strategies, especially related to providing low- and very-low income housing.
Policy H-3.2.8	Support legislation and funding at the county, state, and federal levels that would promote the city's housing goals and policies.
OBJECTIVE H-3.3	**Provide zoning and development standards that integrate affordable housing compatibly into the community.**
Policy H-3.3.1	Allow designated manufactured homes built to state standards on single-family lots.
Policy H-3.3.2	Allow and accommodate accessory dwelling units in single-family districts.
Policy H-3.3.3	Pursue land use policies and regulations that: a. Result in lower development costs without loss of adequate public review, environmental quality or public safety; and, b. Do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.
Policy H-3.3.4	Promote fair housing for all persons and ensure that no city policies, programs, regulations or decisions result in housing discrimination.

IMPLEMENTATION STRATEGIES

To organize and carry out these goals, objectives and policies, as well as to prepare the City for the next Comprehensive Plan update, the City will undertake the following:

- Work with neighborhoods when new policies, plans or programs are proposed to ensure that their unique issues are considered.
- Continue to review the action steps and priorities from the Housing Strategy Plan.
- Implement the Strategy Plan in coordination with ARCH.
- Maintain communications with, or participation in, regional agencies and projects.

- Monitor housing needs and supply over time, especially data that indicate progress toward meeting a proportionate share of the countywide needs for affordable housing.

- Evaluate and report results of the Strategy Plan and how the goals, objectives, and policies of this Housing Element have been achieved.

- Revise the Strategy Plan as needed to achieve more of the Housing Element's goals, objectives, and policies.

REFERENCES

A Regional Coalition for Housing (2014). East King County Housing Analysis, Redmond, WA.

Housing Element Requirements from the Growth Management Act

(2) A housing element ensuring the vitality and character of established residential neighborhoods that:

(a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:

(i) Units for moderate, low, very low, and extremely low-income households; and

(ii) Emergency housing, emergency shelters, and permanent supportive housing;

(b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;

(c) Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes;

(d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including:

(i) Incorporating consideration for low, very low, extremely low, and moderate-income households;

(ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;

(iii) Consideration of housing locations in relation to employment location; and

(iv) Consideration of the role of accessory dwelling units in meeting housing needs;

(e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:

(i) Zoning that may have a discriminatory effect;

(ii) Disinvestment; and

(iii) Infrastructure availability;

(f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;

(g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and

(h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

Housing Element Data Requirements from the Countywide Planning Policies

Overarching Goal: *Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:*
• preserve, improve, and expand their housing stock;
• promote fair and equitable access to housing for all people; and
• take actions that eliminate race-, place-, ability-, and income-based housing disparities.

Policy H-1 *All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low-, very low-, and extremely low-incomes, including those with special needs, at a level that calibrates with the jurisdiction's identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The countywide need for housing in 2044 by percentage of AMI is:*

30 percent and below AMI (extremely low)	*15 percent of total housing supply*
31-50 percent of AMI (very low)	*15 percent of total housing supply*
51-80 percent of AMI (low)	*19 percent of total housing supply*

Policy H-4 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:*

a. affordability gap of the jurisdiction's housing supply as compared to countywide need percentages from policy H-1 (see table H-3 in Appendix 4) and needs for housing affordable to moderate income households;
b. number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and AMI limit (for income-restricted units);
c. number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable;
d. percentage of residential land zoned for and geographic distribution of moderate- and high-density housing in the jurisdiction;
e. number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high capacity or frequent transit service where applicable and regional and countywide centers;
f. household characteristics, by race/ethnicity:
   1) income (median and by AMI bracket)
   2) tenure (renter or homeowner)
   3) size
   4) housing cost burden and severe housing cost burden;
g. current population characteristics:
   1) age by race/ethnicity;

2) disability

h. projected population growth;
i. housing development capacity within a half-mile walkshed of high capacity or frequent transit service, if applicable;
j. ratio of housing to jobs in the jurisdiction;
k. summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting countywide housing need, particularly for populations disparately impacted;
l. the housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults;
m. the housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC); and
n. areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

Appendix 4 *The following guidance is offered to ensure the housing inventory and analysis data is consistently utilized and reported by all jurisdictions in King County:*

- *"Affordability gap" means the comparison of a jurisdiction's housing supply as compared to the countywide need percentages expressed in policy H-1. 2013-2017 housing supply is included in table H-3 in this appendix. The County will update this table annually and make it available online.*
- *"Age" means built in 2014 or later, built 2010 to 2013, built 2000 to 2009, built 1990-1999, built 1980 to 1989, built 1970 to 1979, built 1960 to 1969, built 1950 to 1959, built 1940 to 1949, built 1939 or earlier.*
- *"Number of bedrooms" means no bedroom, 1 bedroom, 2 or 3 bedrooms, and 4 or more bedrooms.*
- *"Condition" means lacking complete plumbing facilities, lacking complete kitchen facilities, and/or no telephone service available.*
- *"Tenure" means renter-occupied and owner-occupied.*
- *"Income-restricted units" should be reported by AMI limit (i.e. ≤ 30 percent AMI, ≤ 50 percent AMI, and ≤ 80 percent AMI).*
- *"Moderate-density housing" means the following housing types: 1-unit attached; 2 units; 3 or 4 units; 5 to 9 units; 10 to 19 units. High-density housing means the following housing types: 20 or more units.*
- *"Household income by AMI" means equal to or less than 30 percent AMI, above 30 percent to 50 percent AMI; above 50 percent to 80 percent AMI, above 80 percent to 100 percent AMI, above 100 percent to 120 percent AMI, and above 120 percent AMI.*
- *"Housing cost burden" means a household spends more than 30 percent of their household income on housing costs.*

- *"Severe housing cost burden" means a household spends more than 50 percent of their household income on housing costs.*
- *"Displacement risk" means where residents and businesses are at greater risk of displacement based on PSRC's index or equivalent composite set of risk indicators such as: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.*

Appendix 4 *To inform a comprehensive plan strategy, a jurisdiction must also document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. A jurisdiction must also explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Examples of suitable data include, but are not limited to:*

- *homeownership rates by race/ethnicity and age;*
- *concentration or dispersion of affordable housing or housing choice voucher usage within the jurisdiction;*
- *affordability of housing in the jurisdiction to the median income household of different races and ethnicities;*
- *racial demographics by neighborhood, e.g. degrees of integration and segregation;*
- *access to areas of opportunity by race and ethnicity;*
- *demographics of residents in areas of high displacement risk; and*
- *results of fair housing testing performed or fair housing complaint data within a jurisdiction.*

Table H-3: Housing Affordability for King County Jurisdictions by Regional Geographies

Regional Geography and Jurisdiction	Housing Units (HU) 2017[5]									HU 2019[6]
	0-30% AMI		31-50% AMI		51-80% AMI		Over 80% AMI			
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	Total HU	Total HU
Metropolitan Cities										
Bellevue	1,750	3%	2,814	5%	6,363	11%	46,400	81%	57,327	62,372
Seattle	19,330	6%	32,655	10%	55,910	17%	212,875	66%	320,770	367,806
Core Cities										
Auburn	1,335	5%	9,400	38%	6,590	26%	7,660	31%	24,985	27,391
Bothell	390	4%	1,200	11%	2,075	19%	7,215	66%	10,880	12,208
Burien	985	5%	4,879	26%	5,155	27%	8,003	42%	19,022	20,793
Federal Way	1,430	4%	9,170	26%	12,450	35%	12,695	36%	35,745	37,257
Issaquah	715	5%	845	6%	1,770	12%	11,750	78%	15,080	16,801
Kent	1,970	4%	11,195	25%	14,769	33%	16,720	37%	44,654	48,228
Kirkland	1,125	3%	2,325	6%	4,775	13%	28,405	78%	36,630	39,312
Redmond	640	3%	1,325	5%	2,705	11%	20,365	81%	25,035	28,619
Renton	1,720	4%	7,285	19%	10,160	26%	20,133	51%	39,298	42,855
SeaTac	350	3%	3,400	34%	3,460	35%	2,799	28%	10,009	10,855
Tukwila	385	5%	2,150	30%	2,680	38%	1,909	27%	7,124	8,445
High Capacity Transit Communities										
Des Moines	585	5%	3,015	25%	2,999	25%	5,244	44%	11,843	12,898
Kenmore	255	3%	1,070	12%	1,190	14%	6,135	71%	8,650	9,485
Lake Forest Park	105	2%	344	7%	419	8%	4,325	83%	5,193	5,494
Mercer Island	270	3%	380	4%	400	4%	9,015	90%	10,065	10,506
Newcastle	60	1%	115	3%	480	11%	3,699	85%	4,354	5,214
Shoreline	1,180	5%	2,090	9%	4,440	20%	14,425	65%	22,135	24,127
Woodinville	150	3%	280	6%	495	10%	3,825	81%	4,750	5,450
Cities & Towns										
Algona	8	1%	404	43%	350	38%	169	18%	931	1,053
Beaux Arts	-	0%	8	6%	4	3%	114	90%	126	119
Black Diamond	40	2%	350	21%	230	14%	1,070	63%	1,690	1,808
Carnation	34	5%	119	19%	134	21%	354	55%	641	817
Clyde Hill	10	1%	39	3%	15	1%	1,055	94%	1,119	1,100
Covington	160	2%	790	11%	2,280	33%	3,770	54%	7,000	7,102
Duvall	50	2%	200	8%	250	10%	2,085	81%	2,585	2,684
Enumclaw	265	6%	1,469	31%	1,495	32%	1,515	32%	4,744	5,228
Hunts Point	4	3%	12	8%	4	3%	139	87%	159	186
Maple Valley	220	2%	530	6%	1,450	16%	6,650	75%	8,850	9,280
Medina	15	1%	19	2%	10	1%	1,125	96%	1,169	1,233
Milton	20	6%	99	28%	59	17%	175	50%	353	608
Normandy Park	150	5%	235	8%	220	8%	2,200	78%	2,805	2,876
North Bend	95	4%	340	14%	390	16%	1,565	65%	2,390	2,783
Pacific	40	2%	934	39%	840	35%	600	25%	2,414	2,460
Sammamish	180	1%	365	2%	853	4%	19,615	93%	21,013	22,159
Skykomish	4	6%	23	34%	8	12%	33	49%	68	173
Snoqualmie	45	1%	169	4%	293	7%	3,664	88%	4,171	4,748
Yarrow Point	4	1%	4	1%	8	2%	419	96%	435	416
Urban Unincorporated & Rural										
Unincorporated King County	2,465	3%	7,287	10%	12,223	17%	48,920	69%	70,895	93,179
Countywide Total HU, 2017[5]	**38,539**	**5%**	**109,333**	**13%**	**160,401**	**19%**	**538,834**	**64%**	**847,107**	**956,128**
Countywide Total HU, 2019[6]	**44,000**	**5%**	**122,000**	**13%**	**180,000**	**19%**	**610,000**	**64%**	**956,000**	
Countywide Total HU Needed by 2044[7]	**188,000**	**15%**	**185,000**	**15%**	**236,000**	**19%**	**644,000**	**51%**	**1,253,000**	

[5] Source: CHAS 2013-2017 (released August 25, 2020).

[6] Source: 2019 data from Office of Financial Management's April 1 postcensal estimates of housing: 1980, 1990-present. Percentages are rounded.

[7] Extrapolated using the percent share of total housing units from CHAS 2013-2017 and 2019 total housing unit data from Washington State Office of Financial Management's April 1 postcensal estimates of housing: 1980, 1990-present. Figures are rounded, see methodology above for how to recreate unrounded totals.

ATTACHMENT 5

Housing Condition

Row Labels	Column Labels 2015 - 2019 average Estimate Housing Units	Pct of Total
Kenmore	**9,151**	**100%**
Complete plumbing facilities	9,087	99%
Lacking complete plumbing facilities	64	1%

Row Labels	Column Labels 2015 - 2019 average Estimate Housing Units	Pct of Total
Kenmore	**9,151**	**100%**
Complete kitchen facilities	9,069	99%
Lacking complete kitchen facilities	82	1%

Number of bedrooms

	Column Labels 2006 - 2010 average		2015 - 2019 average	
Row Labels	Sum of Sum Units	Sum of PctofTotal	Sum of Sum Units	Sum of PctofTotal
Kenmore	**7,874**	**202%**	**8,858**	**201%**
Owner occupied:	**5,757**	**102%**	**6,435**	**101%**
1 bedroom	157	3%	103	2%
2 bedrooms	836	15%	934	15%
3 bedrooms	2,286	40%	2,597	40%
4 bedrooms	1,757	31%	2,171	34%
5 or more bedrooms	721	13%	618	10%
No bedroom	0	0%	12	0%

Renter occupied:	**2,117**	**100%**	**2,423**	**100%**
1 bedroom	671	32%	585	24%
2 bedrooms	941	44%	1,045	43%
3 bedrooms	314	15%	341	14%
4 bedrooms	107	5%	182	8%
5 or more bedrooms	56	3%	94	4%
No bedroom	28	1%	176	7%

Population by Age and Race/Ethnicity

	Column Labels	
	2015 - 2019 average	
Row Labels	Population	Pct
Kenmore	**22,724**	**1%**
American Indian or Alaska Native alone	**24**	**0%**
<5	0	0%
5-19	1	4%
20-34	14	58%
35-44	0	0%
45-54	0	0%
55-64	0	0%
65-74	9	38%
75-84	0	0%
85 +	0	0%

Asian alone	**2,943**	**13%**
<5	173	6%
5-19	465	16%
20-34	657	22%
35-44	785	27%
45-54	310	11%
55-64	334	11%
65-74	176	6%
75-84	11	0%
85 +	32	1%
Black or African American alone	**278**	**1%**
<5	14	5%
5-19	30	11%
20-34	110	40%
35-44	39	14%
45-54	51	18%
55-64	15	5%
65-74	10	4%
75-84	9	3%
85 +	0	0%
Native Hawaiian or other Pacific Islander	**149**	**1%**
<5	0	0%
5-19	0	0%
20-34	0	0%
35-44	13	9%
45-54	2	1%
55-64	0	0%
65-74	0	0%
75-84	108	72%
85 +	26	17%

Other Race alone	**516**	**2%**
<5	47	9%
5-19	82	16%
20-34	138	27%
35-44	69	13%
45-54	38	7%
55-64	131	25%
65-74	11	2%
75-84	0	0%
85 +	0	0%
Two or More Races	**1,154**	**5%**
<5	207	18%
5-19	399	35%
20-34	245	21%
35-44	127	11%
45-54	107	9%
55-64	57	5%
65-74	1	0%
75-84	11	1%
85 +	0	0%
White alone	**17,660**	**78%**
<5	1,185	7%
5-19	2,712	15%
20-34	3,131	18%
35-44	2,623	15%
45-54	2,736	15%
55-64	2,469	14%
65-74	1,605	9%
75-84	769	4%
85 +	430	2%

ATTACHMENT 5

	Column Labels	
	2015 - 2019 average	
Row Labels	**Population**	**Pct**
Kenmore		
Total Population	**22,724**	**93%**
<5	1,626	7%
20-34	4,295	19%
35-44	3,656	16%
45-54	3,244	14%
5-19	3,689	16%
55-64	3,006	13%
65-74	1,812	8%
75-84	908	4%
85 +	488	2%
Hispanic or Latino	**1,724**	**7%**
<5	133	8%
20-34	539	31%
35-44	189	11%
45-54	150	9%
5-19	482	28%
55-64	180	10%
65-74	51	3%
75-84	0	0%
85 +	0	0%

ATTACHMENT 5

Median Household Income by Race/Ethnicity

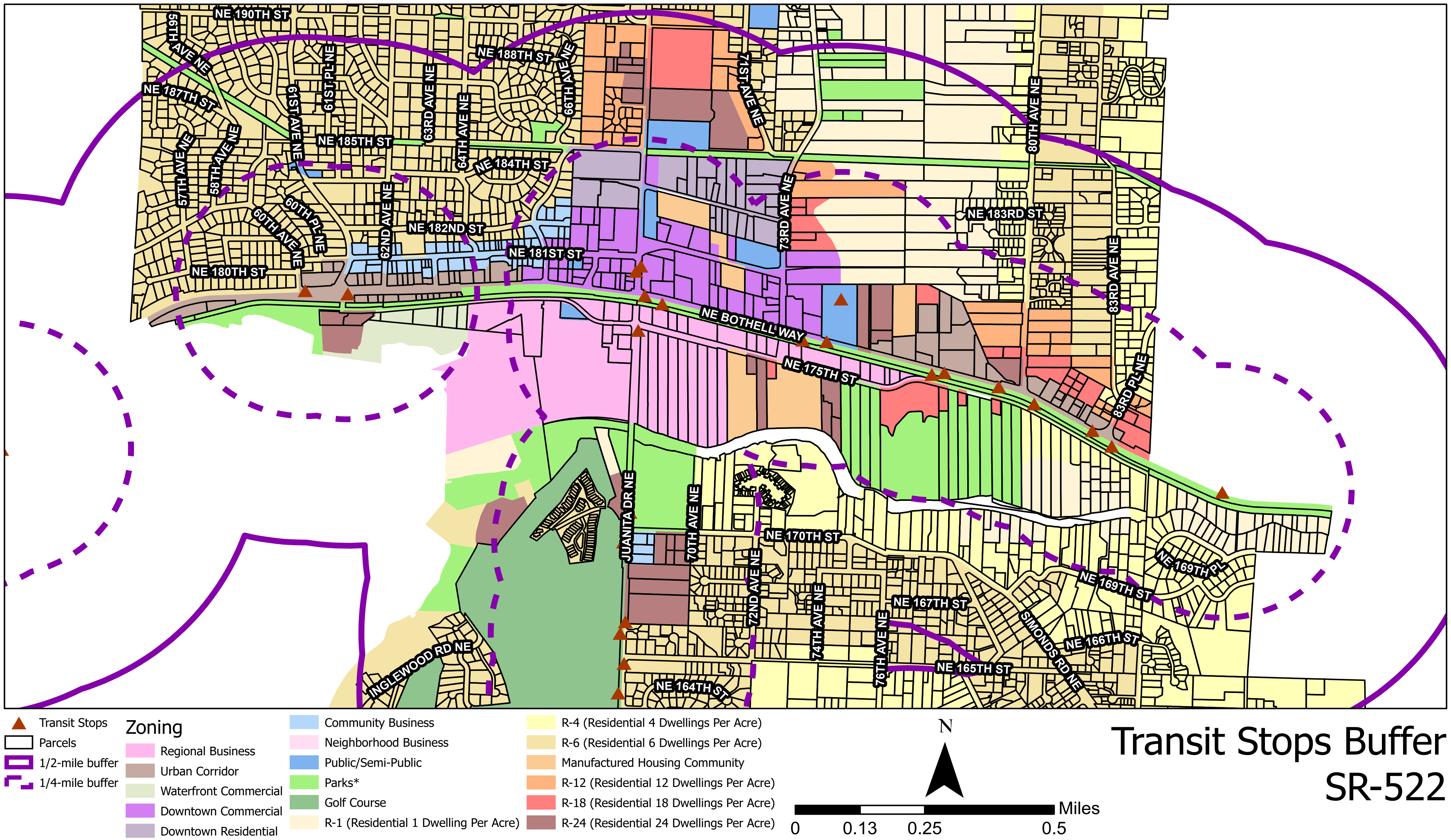
Sum of Median Household Income Row Labels	Column Labels 2015 - 2019 average
Kenmore	
Asian alone	$137,560
White alone	$107,747
White alone, not Hispanic or Latino	$109,288
Two or More Races	$128,432
Any Race/Ethnicity	$109,810
Hispanic or Latino	$77,625
King County	
American Indian or Alaska Native alone	$52,404
Asian alone	$109,400
Black or African American alone	$49,846
Native Hawaiian or other Pacific Islander alone	$75,568
White alone	$100,026
White alone, not Hispanic or Latino	$101,265
Other Race alone	$57,387
Two or More Races	$80,414
Any Race/Ethnicity	$94,974
Hispanic or Latino	$66,244

ATTACHMENT 5

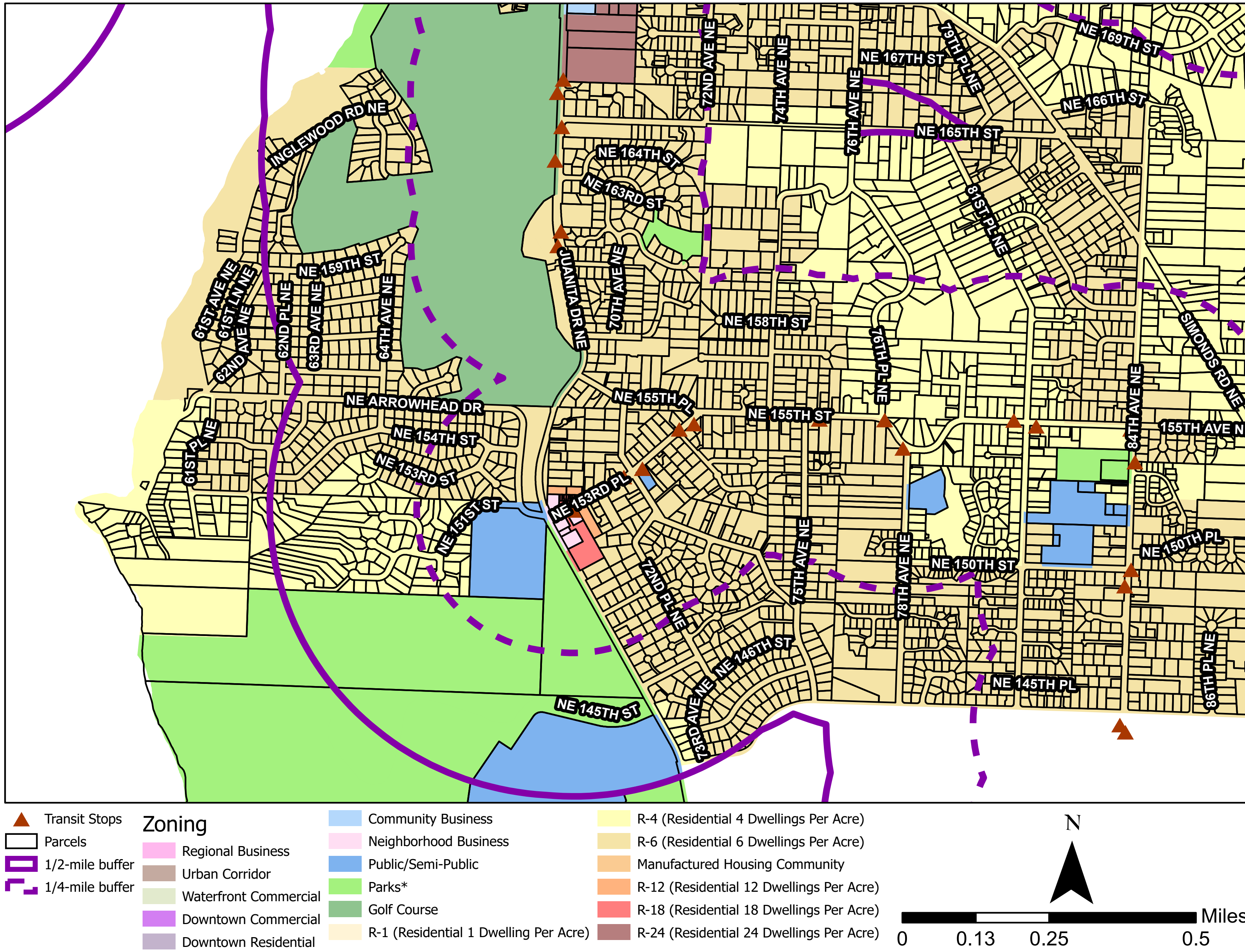
Cost-Burdened Households by Race/Ethnicity of Householder

Row Labels	Column Labels 2006 - 2010 HHs	Pct of HHs	2013 - 2017 HHs	Pct of HHs
Kenmore	**7,869**	**700%**	**8,634**	**698%**
American Indian or Alaska Native alone, non-Hispanic	**24**	**101%**	**35**	**100%**
Cost burdened	10	42%	0	0%
Severely cost burdened	10	42%	0	0%
Not cost burdened	4	17%	35	100%
Asian alone, non-Hispanic	**720**	**99%**	**900**	**100%**
Cost burdened	45	6%	165	18%
Severely cost burdened	190	26%	70	8%
Not cost burdened	485	67%	665	74%
Black or African-American alone, non-Hispanic	**120**	**101%**	**120**	**100%**
Cost burdened	105	88%	10	8%
Severely cost burdened	0	0%	50	42%
Not cost burdened	15	13%	60	50%
Hispanic, any race	**435**	**99%**	**390**	**99%**
Cost burdened	50	11%	130	33%
Severely cost burdened	170	39%	60	15%
Not cost burdened	215	49%	200	51%
other (including multiple races, non-Hispanic)	**150**	**100%**	**119**	**99%**
Cost burdened	0	0%	29	24%
Severely cost burdened	10	7%	10	8%
Not cost burdened	140	93%	80	67%
Pacific Islander alone, non-Hispanic	**10**	**100%**	**45**	**100%**
Cost burdened	0	0%	10	22%
Severely cost burdened	0	0%	0	0%

Not cost burdened	10	100%	35	78%
White alone, non-Hispanic	**6,410**	**100%**	**7,025**	**100%**
Cost burdened	1,220	19%	1,250	18%
Severely cost burdened	810	13%	730	10%
Not cost burdened	4,380	68%	5,045	72%



Transit Stops Buffer SR-522



Transit Stops Buffer
Juanita/155th/84th