



City of Kenmore
Planning Commission Meeting
Agenda
Tuesday, April 7, 2026
7:00 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/89359923335>

Telephone: Dial US: +1 253 215 8782

Webinar ID: 893 5992 3335

REQUEST AN ACCOMMODATION HERE: kenmorewa.gov/accommodation

If you have technical difficulties accessing the meeting virtually, please contact stippleleen@kenmorewa.gov.
Technical Difficulties – If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

1. CALL MEETING TO ORDER - 7:00 PM

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

4. FLAG SALUTE

5. PUBLIC COMMENTS

We welcome our community members to the Planning Commission meeting. In this forum, the Commission does not engage or dialogue with the public; the primary role is to listen. We will hear from our on-site guests first, followed by our pre-registered virtual guests. All guests must address comments to the Commission. The Clerk will acknowledge your request and call your name when it is your turn. Your time will start when we confirm that we can hear you. Please state your name and city of residence for the record and keep your comments to 3 minutes. We

will not split your time with others or reset your time except by express approval of the Chair. You can submit materials to the Clerk in advance. This meeting is being recorded. Thank you for taking the time to express your comments.

- A) **VIRTUAL PUBLIC COMMENT PRE-REGISTRATION PROCESS:** To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form closes at 12:00 Noon on the day of the meeting. You will be confirmed by the Clerk. If you are having difficulty, please reach out to the Clerk at stippleleen@kenmorewa.gov.

6. CONSENT AGENDA

- A) 03.03 Meeting Minutes
1. 03.03 Planning Commission Meeting Minutes - updated 4-3

7. AGENDA ITEMS

- A) Neighborhood Retail Update
1. Staff Memo
2. Neighborhood Retail Presentation
3. Neighborhood Retail Open House Flyer
4. Corner Store Design Contest Information
- B) Housing Strategy Plan Update
1. Staff Memo
2. Affordable Housing Research 2020-2026 - annotated - updated 4-3
3. Housing Strategy Plan Presentation
4. Development Services Presentation - added 4-3

8. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) April 21, 2026, 7pm
May 5, 2026, 7pm

City of Kenmore
Planning Commission Meeting Minutes
March 3, 2026 @ 7:00 PM

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

Tracy Banaszynski, Chair
David Dorrian, Vice Chair (virtual)
Kara Macias
Chris Olson
Dwight Thompson

Excused

Edouard Lassalle
Mike Vanderlinde

Staff

Debbie Bent, Community Development Director
Brittany Chue, Senior Planner
Shannon Tipple-Leen, Planning Commission Clerk
Michelle Kang, Co-Clerk

1. CALL TO ORDER

The meeting was called to order by Chair Banaszynski at 7:00 PM.

2. ROLL CALL

Commissioners Lassalle and Vanderlinde were excused/

3. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

No Public comment was given.

6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from February 3, 2025, were approved. The consent agenda was accepted with unanimous consent.

8. AGENDA ITEMS

Corner Stores/ACU's

Brittany Chue gave a second presentation on the Corner Stores/ACU's.

Questions/Comments:

Questions regarding Bill 1175 not passing the State Legislature. Commissioners wanted to know whether it would stay on the docket for Kenmore. Staff said it was still a Council priority for Planning Commission.

There was direction that the Planning Commission should have preliminary discussions and then there would be public engagement as part of the process. After that, the Commission could go to Council if need be.

Consensus with Commission to discuss neighborhood shops and cafes as well as additional land uses.

Location:

General support for any residential zone. Interest in further discussing excluding and/or limiting commercial in R1 and R4 zones aligned with middle housing approach. Bring the stream map and highlight % land in this area.

Maximum size:

Commissioners had a variety of opinions. Asked staff to bring back info on current middle housing approach for considering regulating commercial use in same way. Bring back info on building codes in relation to conversion.

Operating Hours:

Following noise ordinances 7am-7pm. Staff will check on what type of noises besides construction are nuisance. In general 6am-10pm is typical operating hours. Considering more but consensus around that.

Parking:

Consensus for no or very little requirements. Like the bicycle parking idea. Balancing parking with the neighborhood. Did not require additional with Middle Housing. Cars will come and go and be gone after 10pm. Parking is large source

of impervious surface. Doesn't mean it won't be built, just not required. ADA requirements?

Maximum Height:

Same as zoning districts but confirm if there any exemptions for height currently.

Sign Regulations discussion. Bring back current sign code for residential zones and commercial zones suggest ways this can be adapted.

Setback discussions. Bring back info on middle housing code setbacks and any info on reasons for reducing setbacks for commercial uses. Need more discussion.

Other:

Open space, outdoor seating, amenity zone. Retain accessible routes. What uses can be allowed in non-building areas.

Occupancy code for commercial business, more info. Garage conversion to cabinet making as a home occupation. Is there a clear distinction between home business and small-scale retail in terms of regulations.

Referring to commerce document which ones need to be addressed. Document available here:

<https://deptofcommerce.app.box.com/s/tn1dh2c3lcj7nr6lw8lax950lvbfe8yg>

Frontage improvement requirements.

Like the state code for no nicotine, and food with alcohol. Noise, hazardous materials like dry cleaning.

Micro opportunities for commercial use, tents selling food,

Revisit land uses that should be ltd, such as dry cleaning, car repair.

Private use of public space concern, sidewalks.

MOTION – Commissioner Thompson moved to cancel the March 17th meeting. Commissioner Olson seconded. Yes: 5, No: 0, Absent: 0. Motion passed.

Next Steps:

Cancel Meeting March 17, 2026.

Planning Commission Meeting April 7, 2026.

9. ADJOURNMENT

Vice Chair Thompson adjourned the meeting at 9:49.

Planning Commission Clerk

Approved by Planning Commission on: _____



Memorandum

Date: March 30, 2026
To: Planning Commission
From: Brittany Chue, Senior Planner
Regarding: April 7, 2026, Meeting Agenda Items

At your Tuesday, April 7, 2026, meeting, staff will present information on community engagement for neighborhood retail.

The Planning Commission will continue discussions on neighborhood retail, tentatively on April 21, May 19, and June 16, 2026. There will be a public hearing at the September 1, 2026, Planning Commission meeting. Planning Commission will present their recommendations to City Council in early October.

Attachments

Neighborhood Retail

1. Neighborhood Retail Staff Memo
2. Neighborhood Retail PowerPoint
3. Hangar Hangout Open House Flyer
4. Design Contest Flyer

Purpose

This memo outlines the community engagement strategy for Neighborhood Retail code updates. The engagement process is designed to inform residents and businesses, gather community feedback, and encourage participation in shaping potential neighborhood retail policies. Activities will occur between April and June and include both informational outreach and interactive engagement opportunities.

The engagement approach uses multiple communication channels to reach a broad audience, including online tools, in-person events, business outreach, youth participation, and community gatherings.

Engagement Goals

The Neighborhood Retail engagement plan aims to:

- Increase community awareness of Neighborhood Retail proposed changes
- Provide accessible and inclusive opportunities for public input
- Engage residents, businesses, and students through diverse formats
- Collect feedback to inform policy development and Planning Commission discussions
- Foster community participation through diverse and interactive engagement methods

Engagement Activities and Timeline

April – Outreach Launch and Awareness Building

April activities focus on launching engagement tools and building awareness across the community.

Key actions include:

- Launching the Neighborhood Retail survey on the City website to gather community input.
- Distributing a student design contest through school newsletters to encourage youth participation and awareness.
- Promoting the survey and upcoming Open House through the City's Top Four communication channel.
- Publishing an informational project video on the City website.
- Including neighborhood retail information at the public kiosk at the Hangar.
- Posting social media content promoting both the survey and engagement opportunities.
- Sending outreach emails to local businesses via GovDelivery.

- Having an information table at the Town Hall to share project information and answer questions.

These activities establish early awareness of proposed changes to neighborhood retail and encourage initial community participation.

May – Public Engagement and Feedback Collection

May represents the primary engagement period, featuring interactive opportunities for residents and stakeholders to provide input.

Planned activities include:

- Social media promotion on upcoming Open House events.
- Hosting an in-person Hangar Hangout Open House on May 6 (6:00–7:30 PM).
- Hosting a virtual Open House on May 7 (11:00 AM–12:00 PM) to ensure accessibility for those unable to attend in person.
- Presenting preliminary findings and engagement updates to the Planning Commission on May 17th.
- Closing the student design contest and compiling submissions for review.

These events provide opportunities for feedback and dialogue while ensuring participation options for a variety of schedules and accessibility needs.

June – Community Outreach and Reporting

June activities focus on continued outreach and sharing information with key community groups.

Key engagement efforts include:

- Providing informational outreach at the Farmer’s Market and being available for any questions.
- Presenting to the Kenmore Business Alliance, including:
 - A project presentation
 - Interactive engagement boards
 - Judging and showcasing student design contest submissions
- Preparing informational content for inclusion in the Kenmore Quarterly publication.

These activities promote engagement with local businesses and broaden community awareness beyond formal meetings.

Engagement Methods

The engagement plan incorporates multiple participation formats to maximize inclusivity:

- Digital Engagement: Online survey, website content, video, email outreach, and social media.
- In-Person Engagement: Open Houses, Town Hall, Farmer's Market outreach, and public hearings at the Planning Commission and City Council.
- Virtual Engagement: Online Open House to expand accessibility.
- Youth Engagement: Student design contest encouraging youth participation.
- Business Outreach: Presentations and interactive engagement through the Kenmore Business Alliance meeting and newsletter.

This multi-channel approach ensures opportunities for residents, businesses, students, and other stakeholders to participate in ways that are convenient and accessible.

Next Steps

Feedback collected through surveys, events, and outreach activities will be compiled and analyzed to identify key themes and community priorities. Results will inform policy considerations related to neighborhood retail and support future discussions with the Planning Commission and City Council.

Additional engagement may be conducted as needed based on community feedback and project direction.

Tentative Future Dates

- **April 21st**: Discussion – initial survey results
- **May 19th**: Discussion – community feedback results and neighborhood retail regulations
- **June 16th**: Draft code discussion
- **September 1st**: Public Hearing at Planning Commission
- **Early October**: Planning Commission recommendation to City Council

CITY OF KENMORE

Planning Commission Meeting

Neighborhood Retail Community Engagement Plan

April 7, 2026



Purpose and Engagement

- Inform residents and businesses about the Neighborhood Retail initiative
- Gather community feedback to help shape policy direction



Love Where You Live Outreach

Goals

1) Increase awareness of the project



2) Collect meaningful community input



3) Support Planning Commission through informed community feedback



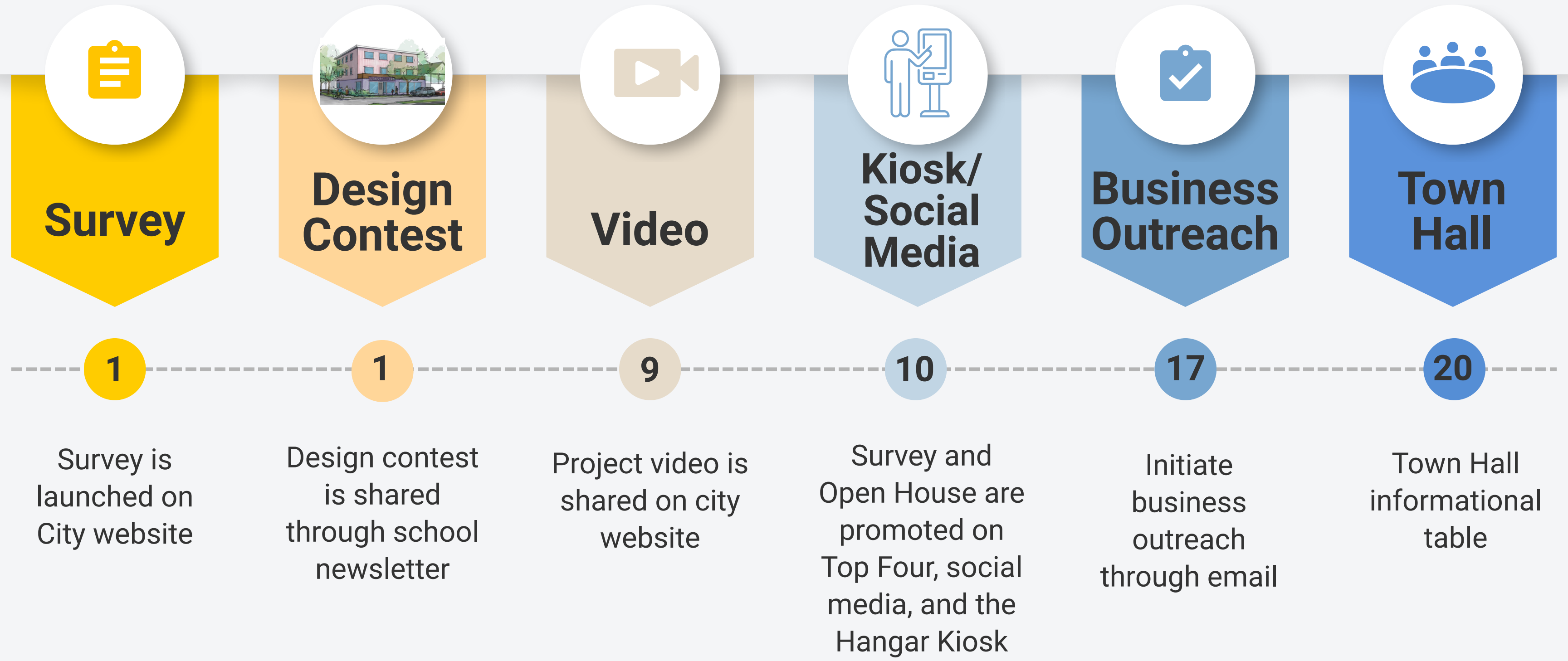
4) Encourage participation through inclusive engagement





APRIL TIMELINE

Build awareness and encourage early participation





MAY TIMELINE

Collect community feedback and engagement input



**Social Media/
Website**

1

Open Houses are promoted on social media and website



**Hangar Hangout
Open House**

6

Open House at the Hangar: presentation, trivia, interactive boards



**Virtual Open
House**

7

Online Open House: presentation, interactive polls



**Planning
Commission
Meeting**

17

Community outreach findings are presented to the Planning Commission

CITY OF KENMORE 2026

H·A·N·G·A·R H·A·N·G·O·U·T

Open House

The one where *Neighborhood Retail* comes to Kenmore



- TRIVIA WITH PRIZES •
- PROVIDE FEEDBACK ON POLICY •

EVERYONE IS WELCOME TO ATTEND
Family Friendly | Refreshments Provided | Se habla español

Wednesday, May 6th, 6-7:30pm
The Hangar, 6728 NE 181st Street



Hangar Hangout Open House Flyer



JUNE TIMELINE

Informational outreach and KBA feedback



Farmer's Market

3

Informational booth at the Farmer's Market



Kenmore Business Alliance (KBA)

4

KBA Meeting: project presentation, interactive boards, design contest judging

City of Kenmore | 2026

Corner Store & Accessory Commercial Unit Design Contest!



Calling all middle and high school students! Design your own corner store or accessory commercial unit and show your vision for a friendly, neighborhood business. Winners get to present their design to the [City Planning Commission](#) or [City Council](#)!

Who can enter?

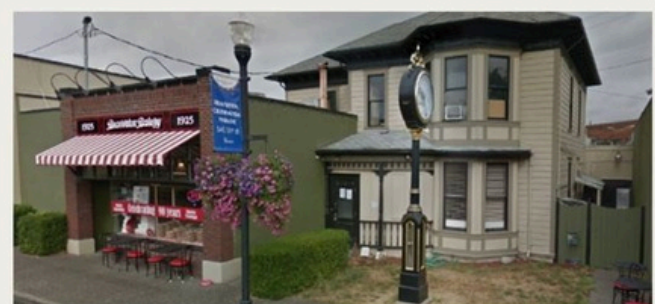
Middle and High School Students

What to design?

- **Corner Store**
- or **Accessory Commercial Unit** (No real business names!)

Submission Details

- ✉ **Deadline:** MAY 31, 2026
- ✉ **Submit to:** bchue@kenmorewa.gov
- ✉ **Format:** 8.5" x 11" or 11" x 17" .PDF, PNG, or JPEG



Design Requirements

- Show Front & Side Views
- Add Details: Doors, Windows, Awnings, Outdoor Space
- Optional: People & Signs

Judging Criteria

- Creativity and Originality
- Fits the Neighborhood
- Overall Design Quality

Prizes

- Present to the Planning Commission or City Council!
- Featured on City Website!

Tips for Students:

- Imagine a store in your neighborhood
- Think about how people walk or bike by
- Add small details for fun!

★ **Start Designing Today!** ★

Questions? Email bchue@kenmorewa.gov



Design Contest Flyer

Next Steps



Volunteer Park Cafe, Seattle

For comments and questions:

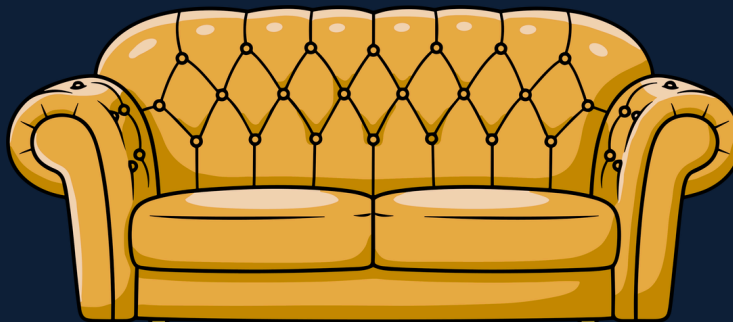
Brittany Chue
Senior Planner, Community Development Department
bchue@kenmorewa.gov
425-984-6157



H·A·N·G·A·R H·A·N·G·O·U·T

Open House

The one where *Neighborhood Retail* comes to Kenmore



- TRIVIA WITH PRIZES •
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★ **Start Designing Today!** ★

Questions? Email bchue@kenmorewa.gov



City Of Kenmore, Washington

Memorandum

Date: April 7, 2026

To: Planning Commission

From: Debbie Bent, Community Development Director
Todd Hall, Principal Planner

Regarding: 2026 Housing Strategy Plan Update

At your Tuesday, April 7, 2026, meeting, Staff will present an introduction to the 2026 Housing Strategy Plan (HSP) Update. Following a brief presentation, there will be time for questions and discussion. A detailed staff report framing the HSP update, as well as the 2017 Housing Strategy Plan, is attached to this memo.

Staff will continue discussions with the Planning Commission on the Housing Strategy Plan at upcoming meetings throughout 2026, with participation from A Regional Coalition for Housing (ARCH) staff.

Attachments

1. Staff Report
2. 2017 Housing Strategy Plan

Purpose

The intent of this report is to frame what an updated Housing Strategy Plan should accomplish, identify alignment across various guiding documents, and inform the Planning Commission on priorities, gaps, and opportunities.

Background

2017 Housing Strategy Plan

The City of Kenmore originally adopted a Housing Strategy Plan to identify and prioritize near-term land use and programmatic strategies for addressing affordable housing. That plan identified four Tier 1 land use strategies:

- Techniques to preserve existing affordable housing, including density transfers from affordable properties and a manufactured housing community (MHC) overlay
- Review of accessory dwelling unit (ADU) regulations, including code provisions, permitting fees, and utility requirements
- Flexible re-use of tax-exempt or publicly owned sites through a special permit process to increase supply and enable diverse housing forms, when linked to affordable housing
- Expanding density bonuses, density transfers, and multifamily tax exemptions (MFTE) to achieve affordability in mixed-use and multifamily developments

Since adoption, the City has taken significant steps to implement these strategies. Key completed actions include:

- Completion of most manufactured housing community protections
- Update of ADU regulations in 2020, and further updates required for state compliance under HB 1110 and HB 1337 in 2023
- Adoption of a special permit review process for affordable housing projects in 2021
- Expansion of MFTE to the Transit-Oriented Development (TOD) District in 2019
- Adoption of residential renter protection measures in 2021/2022
- Authorization of spending for the affordable housing project at the surplus City park-and-ride site (leading to the Spencer 68 Apartments development with 56 affordable units)
- Adoption of Comprehensive Plan amendments allowing 'Missing Middle' housing near transit corridors (2022)
- Approval of middle housing, ADU, and inclusionary zoning regulations (2025)

Why an Update is Needed

The original Housing Strategy Plan was developed prior to several significant policy and legislative changes. An update is now timely and necessary for the following reasons:

- The 2024 Comprehensive Plan update adopted a new Housing Element with updated goals, policies, and objectives that must be implemented through an action-oriented strategy
- New state legislation (HBs 1110, 1337, 1220) mandate significant changes to housing regulations, including middle housing allowances, ADUs, and planning for all income levels

- Kenmore's 2019–2044 housing growth target of 3,070 units, with specific affordability benchmarks across all income levels, requires proactive implementation strategies
- The DEIA Strategic Plan (2023–2028) sets specific housing-related objectives requiring coordination with planning and land use actions
- Significant community changes since the original plan, including a diversifying population (35% BIPOC), rising home values (average \$1.06M in 2024), and cost burden affecting 25% of households, require updated responses

2024 Housing Element Goals, Objectives, and Policies

The 2024 Housing Element establishes the policy framework that an updated Housing Strategy Plan must implement. The following summarizes the key goals, objectives, and policy directions organized thematically.

Housing Supply and Diversity

The Housing Element recognizes that Kenmore has sufficient zoned capacity to meet its 2044 growth target (a surplus of 3,678 dwelling units), but that production at lower income levels has lagged. Key policy directions include:

- Plan for and accommodate a range of housing densities and types for all needs and incomes, including moderate-density housing options such as duplexes, triplexes, and townhomes
- Promote development of accessory dwelling units (ADUs) on single-family lots, consistent with HB 1110 and HB 1337 requirements allowing up to two ADUs per lot
- Encourage mixed-use and higher-density housing in the SR-522 corridor and Downtown Kenmore, designated as a Countywide Growth Center
- Identify sufficient land capacity for all housing types, including manufactured housing, multifamily, group homes, emergency housing, emergency shelters, and permanent supportive housing (PSH)

Housing Affordability

The Housing Element sets out Kenmore's share of countywide housing needs by income level through 2044. The City must plan for and accommodate:

Income Level	% of AMI	Target Units (2020–2044)
Extremely Low-Income (Non-PSH)	0–30% AMI	1,063
Extremely Low-Income (PSH)	0–30% AMI (PSH)	559
Very Low-Income	>30–50% AMI	483
Low-Income	>50–80% AMI	393
Moderate-Income	>80–120% AMI	160
Above Moderate	>120% AMI	412
Emergency Housing	N/A	587 beds

Source: 2021 King County Countywide Planning Policies (amended 2023). PSH = Permanent Supportive Housing.

Affordability-related policy directions from the Comprehensive Plan include:

- Prioritize housing affordability accessible within a half-mile walkshed of high-capacity transit
- Expand the Multifamily Tax Exemption (MFTE) program and other incentive tools
- Implement inclusionary zoning requirements in the Downtown and TOD areas, requiring at least 25% of units to be affordable at 50% AMI or below in the TOD District
- Continue membership and financial contributions to ARCH (A Regional Coalition for Housing)
- Explore fee waivers and fast-track permit review for qualifying affordable housing projects

Equity, Anti-Displacement, and Fair Housing

The Housing Element acknowledges Kenmore's documented history of racially discriminatory housing covenants (417 recorded parcels) and the need to actively remediate these legacies. Key policy directions include:

- Identify and implement policies that do not result in racially disparate impacts, displacement, or exclusion
- Develop anti-displacement policies informed by the City's Racial Equity Analysis and the Eastside for All report
- Protect and preserve manufactured housing communities as an important source of unsubsidized affordable homeownership, particularly for low-income households
- Address displacement risk for lower-income residents and BIPOC residents, particularly in census blocks containing mobile home communities
- Advance the DEIA Strategic Plan's housing provisions and apply an equity lens to all housing decisions

Tenant Protections and Housing Stability

The Housing Element recognizes that renter households—who represent 31% of Kenmore's housing—face significantly higher rates of cost burden (36% of renters vs. 21% of owners). Policy directions include:

- Implement and sustain residential tenant protection measures, including just cause eviction requirements and rent increase notifications
- Continue administering and publicizing emergency rental assistance programs available through King County and the Multi-Service Center of Northeast King County
- Address the needs of households at the lowest income levels, particularly those spending more than 50% of income on housing (severely cost-burdened)

Emergency and Supportive Housing

The Housing Element establishes that Kenmore currently has very limited emergency, transitional, and permanent supportive housing. The City is required by state law (HB 1220) to plan for and allow STEP housing (emergency shelters, transitional housing, emergency housing, and permanent supportive housing). Policy directions include:

- Plan for and allow STEP housing in appropriate zones consistent with state law requirements
- Develop clear, fair, and consistent regulations for emergency shelters, transitional housing, emergency housing, and PSH
- Coordinate with Hopelink, King County, and regional partners to address homelessness and housing instability

DEIA Strategic Plan Housing Goals & Objectives (2023-2028)

The City's DEIA Strategic Plan provides a parallel and complementary framework to the Housing Element. Its housing and equity provisions should be integrated into the updated Housing Strategy Plan. The following summarizes the most relevant goals and objectives.

Goal 1: Leadership and Operations

Several DEIA Leadership & Operations objectives (Goal 1) have direct implications for housing strategy development and implementation:

- 1.1.3 When engaging the community in planning decisions, make extra and affirmative efforts to bring in community members who have not historically participated, using less traditional and more accessible engagement models
- 1.2.3 Fast-track permit review for affordable housing projects and projects that support increased public access to services
- 1.3.5 Planning Commission and other committee selection criteria should support broad demographic representation
- 1.4.2 Continue City membership in ARCH and leverage ARCH resources to build affordable housing units in Kenmore, including financial contributions to ARCH's housing trust fund
- 1.3.5 Planning Commission and other committee selection criteria should support broad demographic representation

Objective 2.3: Develop and Advocate for Affordable Housing and Diverse Housing Options

The objective under Goal 2 (Plans, Policies & Budgets) is particularly relevant to the Housing Strategy Plan. The specific objectives include:

- 2.3.1 Expedite plan review for affordable housing projects and public city projects that increase public access to services and amenities
- 2.3.2 Develop and adopt planning and zoning regulations that will prioritize affordable and more attainable housing
- 2.3.3 Develop land use regulations that allow for a diversity of housing types and choices for different needs
- 2.3.4 Implement Transit Oriented Development (TOD) regulations that mandate higher densities and affordable units (25% of units affordable at 50% AMI or lower)
- 2.3.5 Implement the residential tenant protection measures adopted by City Council

- 2.3.6 Advocate for additional affordable housing policies at federal, state, and county levels

Goal 7: Housing and Human Services

Provide access and referral to housing and human services to meet the basic needs of all residents.

This goal is operationalized through specific objectives across the plan. The core intent is that the City should actively connect residents, particularly those with low incomes, BIPOC residents, and other vulnerable populations, with the housing resources and human services they need to thrive.

Additional DEIA provisions relevant to housing policy include:

- 2.1.1 The Comprehensive Plan and other city-wide planning documents will be developed with a focus on DEIA and will include policies that advance DEIA and root out systemic inequality
- 2.2.3 Think outside the box to bring more people of diverse backgrounds into policy discussions; make extra and affirmative efforts to include those who have not historically participated
- 2.5.1 Adopt a Non-Discrimination Ordinance (relevant to fair housing and tenant protections)

Alignment Across Guiding Documents

The table below identifies key housing strategy topics and how each of the three guiding documents addresses them. This is intended to identify areas of strong consensus and any gaps requiring further discussion.

Topic Area	2024 Housing Element	DEIA Strategic Plan	Existing HSP Status
ADUs	Expand per HB 1110/1337; potential for significant new supply	Allow diverse housing types (2.3.3)	Review completed 2020; further updates required
Middle Housing	Duplexes, triplexes in low-density zones near transit	Allow diverse housing types (2.3.3)	Comp Plan amendments 2022/24; regulations adopted 2025
TOD/Dense Corridors	High-density housing along SR-522 & Downtown	Implement TOD regulations (2.3.4)	TOD district with MFTE established 2019
Manufactured Housing	Preserve as unsubsidized affordable homeownership	Diverse housing types; equity focus	MHC overlay mostly complete; future rezoning pending
Affordable Housing Incentives	MFTE, density bonuses, inclusionary zoning	Prioritize affordable/attainable housing (2.3.2)	Density incentives, MFTE, Spencer 68 project complete
Tenant Protections	Just cause eviction, rent notice requirements	Implement tenant protections (2.3.5)	Protections adopted 2021/2022
Emergency/STEP Housing	Plan for and allow per HB 1220; 587 emergency beds needed	Housing & Human Services access (Goal 7)	Code amendments in progress (STEP project)
Equity & Anti-Displacement	Racial equity analysis; anti-displacement policies	DEIA-centered planning (2.1.1)	Equity analysis completed; policies adopted in 2024 Element

Topic Area	2024 Housing Element	DEIA Strategic Plan	Existing HSP Status
Permitting/Process	Fast-track affordable housing projects	Expedite plan review (2.3.1)	Special permit process adopted 2021
Community Engagement	Inclusive engagement in planning	Affirmative outreach to underrepresented groups (1.1.3)	Ad hoc; needs systematic approach

Key Issues for Discussion

The following questions and issues are offered to help structure the Planning Commission's discussion. They are organized around the core themes of an updated Housing Strategy Plan.

Housing Production and Supply

Context

Kenmore has sufficient zoned capacity to exceed its 2044 target of 3,070 units overall, but production of lower-income units (<80% AMI) has lagged. The average home value reached \$1,055,872 in 2024; 25% of households are cost burdened. ADU and middle housing regulations were updated in 2025; production trends are as yet unclear.

- How should an updated HSP prioritize housing types and locations to accelerate lower-income unit production?
- What monitoring and accountability mechanisms should be established to track production progress against the 2044 affordability targets?
- Should the updated HSP recommend additional incentives or fee modifications to encourage ADU construction?

Affordability Tools and Programs

Context

Current tools include MFTE (expanded to TOD in 2019), density bonuses, inclusionary zoning (TOD: 25% at 50% AMI), and ARCH partnership. Only one property (Spencer 68) currently has long-term affordable units through the MFTE program. 122 Housing Choice Voucher households currently assisted in Kenmore.

- Should MFTE be expanded to additional zones? What design should inclusionary requirements take city-wide?
- How can the City most effectively leverage the ARCH Housing Trust Fund and other regional resources?
- Are there opportunities to use City-owned land or air rights to catalyze affordable housing development beyond the current park-and-ride project?

Equity, DEIA, and Anti-Displacement

Context

BIPOC residents represent 35% of the population. Black or African American households are disproportionately severely cost-burdened.

417 parcels in Kenmore were subject to historic racial restrictive covenants.

No census tract has a 'high' displacement risk, but mobile home community census blocks have elevated risk.

- How should the updated HSP operationalize the anti-displacement policies in the 2024 Housing Element?
- What specific actions would help close the homeownership gap for BIPOC residents?
- How should the DEIA equity toolkit be formally integrated into future housing decisions and the HSP itself?

Manufactured Housing Communities

Context

Nearly 300 manufactured homes in six parks represent a critical source of affordable, unsubsidized homeownership.

More than half of MHC residents are low-income; two parks are reserved for seniors.

The MHC overlay is mostly implemented; future rezoning of four communities north of SR-522 is under consideration.

- How should the updated HSP address the long-term preservation of manufactured housing communities?
- What conditions should govern any future rezoning of MHC sites with increased density and affordability requirements?
- How can the City help residents of MHCs plan for aging-in-place and infrastructure replacement?

Emergency and Supportive Housing (STEP)

Context

Kenmore's 2044 housing targets include 587 emergency beds and 559 units of PSH.

State law (HB 1220) requires STEP housing to be allowed in specified zone types.

Currently only Kenmore Place (9 units, operated by Hopelink) provides emergency housing in the city.

A STEP Housing Advisory Committee was appointed by Council in March 2025.

- What site selection criteria, community engagement strategies, and design standards should guide STEP housing development?
- How can the City develop effective partnerships with Hopelink, King County, and other service providers?

Community Engagement

Context

The DEIA Strategic Plan calls for affirmative outreach to underrepresented and non-traditional participants (Objective 1.1.3).

Kenmore's population is becoming more diverse; multilingual engagement capacity is needed.

The Housing Strategy Plan update presents an opportunity to establish a model engagement process.

- What community engagement process should accompany the development of the updated HSP?
- How can the City meaningfully involve renters, BIPOC residents, and residents of manufactured housing communities?
- Should the updated HSP establish ongoing community advisory mechanisms for housing policy?

References

The discussion is organized around the goals, objectives, and policies established in these key documents:

- [2024 Housing Element of the Comprehensive Plan](#)
- [City of Kenmore Diversity, Equity, Inclusion & Accessibility \(DEIA\) Strategic Plan 2023–2028](#)
- [2017 Housing Strategy Plan](#)
- [Racial Equity Analysis Summary \(2023\)](#)
- [Eastside for All Report \(2023\)](#)

Housing Strategy Plan (Adopted January 23, 2017)

Strategy	Housing Element Policy	Priority
A. REGULATORY APPROACHES.		
1. Infill/Increased Capacity/ Housing Diversity.		
a. Consider some form of overlay zoning for senior housing linked to providing some affordable housing.	H-1.3.1	Tier 1
b. Allow flexible reuse of tax-exempt or publicly-owned sites through a special process to increase housing supply and enable more diverse forms of housing, if linked to providing some affordable housing.	H-1.3.1	Tier 1
i. Possible opportunity at Park-and-Ride.		
c. Consider provisions, including design guidelines, to allow some flexibility in single family neighborhoods for small scale housing (e.g. cottages, duplexes).	H-1.3.2	Tier 2
d. Modify land use and building codes to maximize economical wood frame construction:		
i. Allow 6-story wood frame construction.	H-3.3.3	Tier 3
ii. Increase zoning code height limits.		
e. Provide a flexible development process for preserving environmentally constrained property that accommodates alternative building types.	H-1.2.7; H-3.3.3	Tier 2
f. For multifamily housing, consider code amendments to limit project sizes based on height, setbacks, and/or FAR, not units per acre.	H-1.3.2	Tier 2
g. Reduce number of projects subject to SEPA:		
i. Expand projects eligible for categorical exemptions	H-1.4.1; H-3.3.3	Tier 2
ii. Complete planned action EIS for targeted neighborhoods (planning areas).		
h. Consider code amendments to facilitate rental property preservation:		
i. Rental inspection program.	H-3.1	Tier 3
ii. Consider provisions to limit conversion of rental housing to condominiums.		
2. Support for Special Needs Housing.		
a. Ensure development regulations address housing accessibility.	H-1.2.2	Tier 2
b. Consider ordinance to prohibit Housing Choice Voucher discrimination.	H-3.3.4	Tier 3
c. Consider revisions to land use incentive program to link voucher units to affordable units.	H-3.2.1	Tier 2
3. Affordable Housing.		
a. Consider expanding density bonuses, adding density transfers, and other methods with mixed-use and multi-family developments:		
i. Review and consider expanding density bonuses, including mandatory programs with increased development capacity in mixed-use and multi-family zones.	H-1.2.8; H-1.4.2; H-3.2.4	Tier 1
ii. Encourage layering local incentives to create greater affordability (e.g. MFTE w/ density incentives).		

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b. Consider strategies for preserving existing affordable housing:

i. Density transfers from affordable properties to areas where additional density has been proposed. H-3.1 Tier 1

ii. Manufactured housing community overlay (e.g. Bothell).

c. Accessory dwelling units:

i. Review current code provisions. H-3.3.2; Tier 1

ii. Review permitting process and fees / utility requirements. H-1.3.2

iii. Clemency program to legalize existing ADUs.

d. Expedite permitting for projects with affordable housing. H-3.2.1.d Tier 3

B. DIRECT & INDIRECT ASSISTANCE.

1. Direct Assistance.

a. Provide local funding assistance for affordable housing:

i. Continue or expand use of city general funds.

ii. Dedicated local revenue source(s) for affordable housing H-3.2.5 Tier 1

- Property Tax Levy / Portion of revenue resulting from new growth (e.g. construction sales tax).
- New source authorized by state legislation (see regional/state initiatives).
- Local Voluntary Employers Fund.

b. Explore ways to utilize existing and/or new funding programs to address local conditions. H-3.2.5

i. Target preservation and rehabilitation of existing manufactured housing and multifamily housing (including small properties). H-3.1 Tier 1

ii. Funding to assist low- and moderate-income residents if displaced in existing manufactured or multifamily housing. H-3.1.2 Tier 1

iii. Homeownership programs: H-3.2.5 Tier 2

- Downpayment assistance program for first-time homeowners. H-3.2.1 Tier 2

- Support for affordable ownership units such as land trusts, sweat equity (Habitat). H-3.2.5 Tier 2

iv. Revolving loan fund to support 4% tax credits.

v. A revolving land loan program (REDI). H-3.2.5 Tier 2

vi. Support development of emergency and permanent housing with services for homeless individuals and households. H-3.2.1 Tier 1

vii. Fund infrastructure that supports affordable housing development (e.g. streetscape/park) H-3.2.5 Tier 2

viii. Funding for home visits, meals. H.2.1.3 Tier 2

c. Review permit/impact fees for affordable housing.

i. Reduce development permit fees for projects with affordable housing H-3.2.1 Tier 3

d. Utilize non-cash subsidies, such as credit enhancement. H-3.2.1 Tier 3

2. Indirect Assistance

a. Support applications by housing developers for capital and operating assistance of local affordable housing projects.	H-3.2.1.c	Tier 1
b. Information/referral/outreach.		
i. Information to seniors regarding housing options; e.g., ARCH website, other efforts	H-2.1.3	
ii. Accessory dwelling units: community education and outreach.	H-3.3.2	Tier 2
iii. Promote use of weatherization programs.	H-1.2.2	
v. Promote Universal Design awareness.		
c. Encourage residential energy and water efficiency as addressed in Utilities Element.		
i. Support water conservation programs of the NUD.	H-1.2.4	
	U-4.1.1	
ii. Promote use of water conservation features in design or rehab of residential structures.	U-4.1.3	
iii. Promote higher density and infill developments that are located near major transportation and transit links	U-4.3.4	Tier 3
iv. Encourage the rehabilitation of existing buildings as an alternative to demolition, where appropriate, to encourage the conservation of energy, building materials, and historic preservation.	U-4.3.5	
d. Increase transportation access between special needs housing and community facilities and programs: sidewalks, ramps, etc.	H-2.2.2	Tier 3
e. Partner with employers to provide affordable housing for their employees.	H-3.2.1	Tier 3

C. REGIONAL & STATEWIDE INITIATIVES.

a. Promote housing repair/rehabilitation assistance (e.g., from King County) for homeowners and landlords.	H-3.1.1	
	H-1.2.2	Tier 2
i. Participate in regional Universal Design rehab program.		
b. Support various housing-related consumer protection programs.		
i. Resources to tenants facing eviction due to temporary financial hardships (e.g. housing stabilization program).	H-3.1.1	Tier 1
ii. Foreclosure counseling/ assistance.	H-3.2.5	Tier 3
iii. Financial counseling/ first-time buyer classes.	H-3.2.5	
c. Collaborate with other local governments (directly and through PSRC and other organizations) on regional housing strategies, including programs serving homeless.	H-3.2.7	Tier 1
d. Work with other cities in evaluating county, state, and federal legislation and funding that address local housing efforts	H-3.2.8	Tier 1
e. Transportation services--work with providers.	H-2.2.2	Tier 2

D. OVERSIGHT & MONITORING.

1. General Monitoring.

a. Monitor land supply to accommodate growth, including affordable housing, multifamily housing, and special needs housing.	H-1.3.1	
b. Monitor the range of affordable housing types and locations, how created, etc.		
i. Monitor impacts of local incentive programs (e.g. creation of affordable housing in TOD District Overlay zone, ADUs, fee waivers).	H-1.3.2; H-1.1.3;	
ii. Inventory existing rent-restricted assisted housing and affordable market rate housing.	H-1.2.5;	
iii. Review land use/building/fire code provisions and recommend amendments as needed to reduce development costs (without sacrificing adequate review, environmental quality, etc.)	H-3.3.3	

2. Monitoring of Specific Housing Issues.

- a. Review code provisions of single-room occupancy or mini-suites in multifamily/mixeduse zones. H-1.3.2
- b. Amend building codes to allow prefabricated and new building technologies (e.g. cross-laminated timber). H-3.3.3
- c. Consider regulations to limit short-term rentals.
- d. Review and consider provisions for shared housing, including rooming/ boarding houses. H-2.1.1.a
- e. Monitor the benefits of energy and water efficiency programs. H-1.2.4
- f. Participate in or cooperate with Affirmatively Furthering Fair Housing study to ensure that no city programs, regulations, or actions result in housing discrimination.
- g. Monitor accessibility between special needs housing and community facilities and programs. H-2.2.2

3. Monitoring of Previous City Efforts.

- a. Evaluate parking standards for multifamily housing (note—City allows parking studies to modify parking requirement): H-3.3.3
 - i. Evaluate parking standards for affordable units created through land use standards.
- b. Housing options and services enabling seniors to stay in their homes or neighborhoods:
 - i. Permit group homes with supportive services.
 - ii. Review codes to ensure reasonable accommodation for adult family homes. H-2.1.3
 - iii. Monitor adult family home and group home licenses and capacity.
- c. Monitor use of housing repair/rehab assistance and Home Repair Program for low/moderate income homeowners (see support for countywide program). H-3.1.1
- d. Review provisions for reducing impact fees for projects with affordable housing. H-3.2.4
- e. Surplus land available for affordable housing:
 - i. Inventory of city-owned and other public property real property for potential suitability. H-3.2.3
 - ii. Prioritize affordable housing integrated into proposals for development of publicly-owned properties. H-3.2.1.a

Address	Parcel no.	Permit no.	Status
18531 61ST PL NE	3818700185	AFH23-0729	FINALED
18539 73RD AVE NE	0114100422	AFH22-0525	FINALED
19300 58TH PL NE	4027700811	AFH24-0036	FINALED
19825 62ND AVE NE	4027701180	AFH24-0265	FINALED
20319 63RD AVE NE	8663100200	AFH25-0027	ISSUED
5550 NE 195TH ST	8123700030	AFH25-0228	FINALED
5728 NE 190TH ST	4027701286	AFH21-0403	FINALED
7301 NE 175TH ST	4164100225	CMB23-0667	FINALED
17717 80TH AVE NE	0114100843	BLD24-0133	ISSUED
18717 68TH AVE NE 10	7763600160	BLD23-0500	FINALED
18805 68TH AVE NE	0226049051	BLD22-0023	FINALED
18805 68TH AVE NE	0226049051	BLD22-0019	FINALED
18805 68TH AVE NE	0226049051	BLD22-0029	FINALED
18805 68TH AVE NE	0226049051	BLD22-0145	FINALED
18805 68TH AVE NE	0226049051	BLD22-0016	FINALED
18805 68TH AVE NE	0226049051	BLD22-0133	FINALED
18805 68TH AVE NE	0226049051	BLD22-0147	FINALED
18805 68TH AVE NE	0226049051	BLD22-0146	FINALED
18805 68TH AVE NE	0226049051	BLD22-0246	FINALED
18805 68TH AVE NE	0226049051	BLD21-0670	FINALED
18805 68TH AVE NE	0226049051	BLD21-0702	FINALED
18834 67TH DR NE	0226049051	BLD21-0699	FINALED
18862 67TH AVE NE	0226049051	BLD21-0304	FINALED
18886 67TH DR NE	0226049051	BLD21-0667	FINALED
19215 77TH CT NE	0114101070	BLD23-0151	ISSUED
19218 77TH CT NE	0114101070	BLD23-0149	ISSUED
19219 77TH CT NE	0114101070	BLD23-0150	ISSUED
6440 NE 181ST ST	6181700250	BLD19-0932	FINALED
6712 NE 185th ST	0226049066	BLD20-0169	FINALED
6716 NE 185TH ST	0226049066	BLD20-0170	FINALED
6722 NE 187TH ST 101	7763600060	BLD23-0541	FINALED
6726 NE 187TH ST 101	7763600010	BLD23-0542	FINALED
6901 NE 184TH LN	0114100485	BLD22-0449	FINALED
6949 NE 184TH LN	0114100485	BLD23-0674	FINALED
7005 NE 182ND ST	0114100514	BLD23-0455	ISSUED
7009 NE 182ND ST	0114100514	BLD23-0457	ISSUED
7622 NE BOTHELL WA	0114100900	BLD23-0280	ISSUED
7624 NE BOTHELL WA	0114100900	BLD23-0277	ISSUED
7626 NE BOTHELL WA	0114100900	BLD23-0279	ISSUED
7628 NE BOTHELL WA	0114100900	BLD23-0278	ISSUED
7720 NE 192ND ST	0114101070	BLD23-0148	ISSUED
7721 NE 175TH ST	4164100160	BLD20-0178	FINALED

7731 NE 175TH ST	4164100160	BLD20-0177	FINALED
7800 NE 192ND ST	0114101070	BLD23-0147	ISSUED
8025 NE 177TH PL	0114101195	BLD19-0615	FINALED
8029 NE 177TH PL	0114101195	BLD19-0614	FINALED
8034 NE 177TH PL	0114101195	BLD19-0613	FINALED
8315 NE 176th CT	0114101541	BLD19-0912	FINALED
8321 NE 176TH CT	0114101541	BLD19-0913	FINALED
14619 84TH AVE NE	5631500160	ADU21-0267	ISSUED
14705 84TH AVE NE	5631500159	ADU21-0500	ISSUED
14927 73RD AVE NE	0837020060	ADU21-0496	FINALED
14930 73RD AVE NE	0837020180	BLD25-0574	ISSUED
15059 75TH AVE NE	3649100281	BLD24-0072	ISSUED
15119 81ST AVE NE	5631500395	BLD24-0488	ISSUED
15366 JUANITA DR NE	3649100019	ADU21-0360	FINALED
15451 81ST AVE NE	5631500366	BLD24-0287	FINALED
15537 61ST AVE NE	7403200100	BLD23-0824	ISSUED
15538 62ND AVE NE	3582900180	BLD23-0825	FINALED
15733 62ND AVE NE	3582900225	ADU23-0163	ISSUED
15823 64TH AVE NE	3583300240	ADU21-0880	FINALED
15972 82ND PL NE 1	5631500947	BLD20-0443	FINALED
16320 81ST PL NE	5631501155	BLD25-0586	ISSUED
16635 SIMONDS RD NE	5634500320	CMB24-0434	ISSUED
18240 62ND AVE NE	6178700011	ADU23-0033	FINALED
18604 80TH AVE NE	0126049052	BLD21-0398	FINALED
18846 66TH AVE NE	6178930190	BLD25-0749	ISSUED
19920 73RD AVE NE	0114100126	BLD23-0605	FINALED
19934 68TH AVE NE	0114100285	CMB19-0680	FINALED
5570 NE 195TH ST	8123700040	BLD25-0550	ISSUED
5814 NE 195TH PL	4027700783	BLD24-0191	ISSUED
6113 NE 182ND ST	1126049032	BLD23-0158	ISSUED
6259 NE 203RD PL	8663000120	ADU20-0188	ISSUED
6311 NE 196TH ST	3824100315	BLD25-0285	FINALED
6313 NE 185TH ST	6178700041	BLD21-0363	FINALED
6320 NE 187TH ST	6178700155	BLD21-0180	ISSUED
6804 NE 163RD ST	3579000670	BLD24-0573	ISSUED
7023 NE 152ND CT	3649100144	BLD22-0559	FINALED
7034 NE 153RD PL	3649100106	BLD22-0266	FINALED
7417 NE 155TH ST	3649100254	BLD23-0409	FINALED
7615 NE 197TH CT	3819750050	CMB22-0082	FINALED
7649 NE 202ND PL	2570600100	CMB22-0262	FINALED
7845 NE 146TH ST	1357300100	CMB25-0108	ISSUED
7850 NE 145TH ST	1357300020	CMB23-0687	ISSUED
8017 NE 153RD PL	5631500371	BLD23-0638	FINALED
8125 NE 158TH PL	5631501077	CMB25-0396	ISSUED

8216 NE 169TH ST	5634500630	BLD20-0184	ISSUED
8216 NE 187TH WAY	9295100290	BLD25-0065	FINALED
8325 NE 147TH ST	5631500160	BLD21-0266	ISSUED
8328 NE 147TH ST	5631500159	BLD21-0499	ISSUED
8340 NE 183RD ST	5130000140	CMB21-0062	FINALED
8406 NE 146TH ST	5630500341	ADU21-0194	FINALED
8809 NE 147TH ST	5630500086	BLD25-0106	FINALED
8924 NE 152ND PL	3578700041	ADU21-0870	FINALED
7031 NE 175TH ST 43	4164100265	CMB23-0804	FINALED
7301 NE 175TH ST	4164100225	CMB25-0219	ISSUED
7301 NE 175TH ST	4164100225	CMB21-0809	FINALED
7301 NE 175TH ST	4164100225	CMB22-0455	FINALED
14515 75TH AVE NE	3579800230	CMB21-0548	FINALED
14806 81ST AVE NE	5631500219	CMB19-0411	FINALED
14812 81ST AVE NE	5631500220	CMB19-0412	FINALED
14818 81ST AVE NE	5631500223	CMB19-0454	FINALED
14824 81ST AVE NE	5631500224	CMB19-0462	FINALED
14830 78TH AVE NE	5631500343	CMB23-0168	FINALED
14836 78TH AVE NE	5631500344	CMB23-0174	FINALED
14840 78TH AVE NE	5631500348	CMB23-0173	FINALED
14846 78TH AVE NE	5631500349	CMB23-0307	FINALED
14850 78TH AVE NE	5631500350	CMB23-0308	FINALED
14908 JUANITA DR NE	3649100549	CMB21-0048	FINALED
14914 JUANITA DR NE	3649100550	CMB21-0049	FINALED
14920 JUANITA DR NE	3649100551	CMB21-0050	FINALED
14927 73RD AVE NE	0837020060	CMB20-0711	FINALED
14929 73RD AVE NE	0837020060	CMB20-0712	FINALED
15002 75TH AVE NE	3649100375	CMB23-0822	ISSUED
15008 75TH AVE NE	3649100373	CMB23-0823	ISSUED
15055 75TH AVE NE	3649100287	CMB22-0886	FINALED
15058 75TH AVE NE	3649100350	CMB25-0390	ISSUED
15205 81ST AVE NE	5631500384	CMB23-0354	ISSUED
15366 JUANITA DR NE	3649100019	CMB21-0056	FINALED
15374 JUANITA DR NE	3649100017	CMB19-0635	FINALED
15820 JUANITA DR NE	3582700095	CMB24-0175	FINALED
16206 81ST PL NE	5631501135	CMB19-0175	FINALED
16210 81ST PL NE	5631501135	CMB19-0177	FINALED
16211 SIMONDS RD NE	5631500950	CMB24-0724	ISSUED
16215 SIMONDS RD NE	5631500950	CMB25-0096	ISSUED
16216 81st PL NE	5631501138	CMB19-0178	FINALED
16218 81ST PL NE	5631501135	CMB19-0179	FINALED
16219 SIMONDS RD NE	5631500950	CMB24-0722	ISSUED
16325 INGLEWOOD RI	3577000117	CMB24-0285	FINALED
16423 73RD PL NE	7715750050	CMB21-0900	FINALED

16426 73RD PL NE	7715750040	CMB23-0600	FINALED
16431 73RD PL NE	7715750060	CMB21-0897	FINALED
16434 73RD PL NE	7715750030	CMB23-0375	FINALED
16439 73RD PL NE	7715750070	CMB22-0107	FINALED
16447 73RD PL NE	7715750080	CMB21-0898	FINALED
16455 73RD PL NE	7715750090	CMB21-0606	FINALED
16458 73RD PL NE	7715750020	CMB21-0899	FINALED
16463 73RD PL NE	7715750100	CMB22-0051	FINALED
16466 73RD PL NE	7715750010	CMB22-0284	FINALED
16501 77TH AVE NE	1749920180	CMB20-0527	FINALED
16502 77TH AVE NE	1749920010	CMB20-0518	FINALED
16510 77TH AVE NE	1749920020	CMB21-0711	FINALED
16518 77TH AVE NE	1749920030	CMB21-0684	FINALED
16526 77TH AVE NE	1749920040	CMB21-0257	ISSUED
16530 72ND AVE NE	5634500027	CMB20-0447	FINALED
16534 77TH AVE NE	1749920050	CMB21-0256	FINALED
16542 77TH AVE NE	1749920060	CMB20-0567	FINALED
17816 83RD AVE NE	0114101456	CMB23-0193	ISSUED
18115 62ND AVE NE	1126049060	CMB23-0450	FINALED
18115 62ND AVE NE	1126049060	CMB21-0819	FINALED
18116 83RD AVE NE	0114101420	CMB23-0677	FINALED
18122 83RD AVE NE	0114101421	CMB23-0589	FINALED
18520 83rd Ave NE	0126049116	CMB22-0388	FINALED
18707 80TH AVE NE	0114100758	CMB21-0613	FINALED
18709 80TH AVE NE	0114100761	CMB22-0081	FINALED
18711 80TH AVE NE	0114100762	CMB22-0467	FINALED
18713 80TH AVE NE	0114100771	CMB21-0663	FINALED
18717 80TH AVE NE	0114100756	CMB24-0152	FINALED
18717 82ND AVE NE	0126049259	CMB19-0286	ISSUED
18721 80th Ave NE	0114100756	CMB24-0153	FINALED
18725 80th Ave NE	0114100756	CMB24-0154	FINALED
18729 80th Ave NE	0114100756	CMB24-0155	FINALED
19507 81ST PI NE	0126049020	CMB24-0150	FINALED
19511 81ST PL NE	0126049020	CMB24-0129	FINALED
19512 81ST PL NE	0126049020	CMB24-0088	FINALED
19515 81ST PL NE	0126049020	CMB24-0151	FINALED
19516 81ST PL NE	0126049020	CMB23-0817	FINALED
19603 76TH AVE NE	0114100079	CMB23-0543	FINALED
19714 73RD AVE NE	6155900010	CMB20-0639	FINALED
19821 75TH AVE NE	0114100128	CMB20-0218	FINALED
19831 75TH AVE NE	0114100128	CMB20-0217	FINALED
19926 68TH AVE NE	0114100286	CMB21-0753	FINALED
20345 80TH PL NE	0126049205	CMB22-0700	FINALED
20346 80TH PL NE	0126049205	CMB22-0701	FINALED

20349 80TH PL NE	0126049205	CMB22-0699	FINALED
20352 80TH PL NE	0126049205	CMB22-0921	FINALED
20371 80TH AVE NE	0126049083	CMB25-0134	ISSUED
20421 80TH AVE NE	0126049086	CMB22-0997	FINALED
20425 80TH AVE NE	0126049086	CMB22-0993	FINALED
6259 NE 203RD PL	8663000120	CMB20-0187	ISSUED
6403 NE 182ND ST	6181700315	CMB21-0964	FINALED
6415 NE 182ND ST	6181700315	CMB21-0872	FINALED
6437 NE 182ND ST	6181700290	CMB19-0513	FINALED
6441 NE 182ND ST	6181700291	CMB19-0488	FINALED
6497 NE 153RD ST	8718500570	CMB25-0186	ISSUED
6841 NE 153RD PL	3649100679	CMB21-0822	FINALED
6843 NE 153RD PL	3649100678	CMB22-0020	FINALED
6845 NE 153RD PL	3649100677	CMB22-0300	FINALED
6847 NE 153RD PL	3649100675	CMB23-0360	FINALED
7025 NE 153RD PL	3649100133	CMB18-0251	FINALED
7212 NE 170TH ST	5634500955	CMB19-0651	FINALED
7218 NE 170TH ST	5634500955	CMB19-0652	FINALED
7224 NE 170TH ST	5634500955	CMB19-0653	FINALED
7301 NE 175TH ST	4164100225	CMB20-0214	FINALED
7407 NE 199TH PL	0114100128	CMB20-0222	FINALED
7408 NE 198TH PL	0114100132	CMB20-0223	FINALED
7410 NE 197TH PL	6155900080	CMB20-0703	FINALED
7411 NE 199TH PL	0114100128	CMB20-0221	FINALED
7412 NE 198TH PL	0114100128	CMB20-0224	FINALED
7413 NE 197TH PL	6155900070	CMB20-0702	FINALED
7415 NE 199TH PL	0114100128	CMB20-0220	FINALED
7416 NE 197TH PL	6155900090	CMB20-0704	FINALED
7416 NE 198TH PL	0114100128	CMB20-0225	FINALED
7419 NE 197TH PL	6155900060	CMB20-0701	FINALED
7419 NE 199TH PL	0114100128	CMB20-0219	FINALED
7420 NE 198th PL	0114100128	CMB20-0226	FINALED
7421 NE 203RD ST	0114100108	CMB22-0891	FINALED
7422 NE 197TH PL	6155900100	CMB20-0583	FINALED
7424 NE 198TH PL	0114100132	CMB20-0227	FINALED
7424 NE 203RD ST	0114100107	CMB22-0890	FINALED
7425 NE 197TH PL	6155900050	CMB21-0026	FINALED
7428 NE 197TH PL	6155900110	CMB21-0027	FINALED
7428 NE 198TH PL	0114100132	CMB20-0228	FINALED
7428 NE 203RD ST	0114100106	CMB22-0889	FINALED
7431 NE 197TH PL	6155900040	CMB21-0025	FINALED
7432 NE 203RD ST	0114100105	CMB22-0885	FINALED
7434 NE 197TH PL	6155900120	CMB21-0029	FINALED
7436 NE 203RD ST	0114100102	CMB22-0884	FINALED

7437 NE 197TH PL	6155900030	CMB21-0024	FINALED
7440 NE 197TH PL	6155900130	CMB21-0030	FINALED
7440 NE 203RD ST	0114100101	CMB22-0883	FINALED
7443 NE 197TH PL	6155900020	CMB21-0023	FINALED
7444 NE 203RD ST	0114100100	CMB22-0439	FINALED
7503 NE 193RD CT	0114101063	CMB19-0924	FINALED
7504 NE 193RD CT	0114101063	CMB19-0931	FINALED
7509 NE 193RD CT	0114101063	CMB19-0925	FINALED
7510 NE 193RD CT	0114101063	CMB19-0738	FINALED
7512 202ND PL	3949600031	CMB22-0558	FINALED
7515 NE 193RD CT	0114101063	CMB19-0926	FINALED
7518 NE 193RD CT	0114101063	CMB19-0930	FINALED
7521 NE 193RD CT	0114101063	CMB19-0927	FINALED
7522 NE 193RD CT	0114101063	CMB19-0929	FINALED
7609 NE 155TH ST	5631500466	CMB18-0625	FINALED
7623 NE 155TH ST	5631500470	CMB18-0630	FINALED
7678 NE 165TH PL	1749920120	CMB21-0683	FINALED
7679 NE 165TH PL	1749920130	CMB20-0519	FINALED
7682 NE 165TH PL	1749920110	CMB21-0682	FINALED
7683 NE 165TH PL	1749920140	CMB21-0712	FINALED
7686 NE 165TH PL	1749920100	CMB21-0713	FINALED
7687 NE 165TH PL	1749920150	CMB21-0435	FINALED
7690 NE 165TH PL	1749920090	CMB21-0742	FINALED
7691 NE 165TH PL	1749920160	CMB21-0258	FINALED
7694 NE 165TH PL	1749920080	CMB21-0743	FINALED
7695 NE 165TH PL	1749920170	CMB21-0255	FINALED
7698 NE 165TH PL	1749920070	CMB21-0744	FINALED
8128 NE 203RD ST	0126049205	CMB22-0898	FINALED
8132 NE 203RD ST	0126049205	CMB22-0897	FINALED
8322 NE 166TH ST	5634500520	CMB18-0857	FINALED
8328 NE 148TH PL	4189800090	CMB25-0346	ISSUED
8336 NE 148TH PL	4189800090	CMB25-0345	ISSUED
8401 NE 156TH PL	3578600082	CMB24-0882	FINALED
8403 NE 156TH PL	3578600082	CMB24-0706	FINALED
8405 NE 156TH PL	3578600082	CMB24-0885	FINALED
8406 NE 146TH ST	5630500341	CMB20-0078	FINALED
8407 NE 156TH PL	3578600082	CMB24-0729	FINALED
8409 NE 156TH PL	3578600082	CMB24-0888	FINALED
8410 NE 146TH ST	5630500343	CMB20-0077	FINALED
8518 NE 155TH ST	3578600098	CMB25-0022	ISSUED
8641 NE 169th ST	7018000249	CMB16-0939	FINALED
8924 NE 152ND PL	3578700041	CMB21-0858	FINALED

Project Name	Description
	Alliance Nursing Adult Family Home (inspection)
	Kim Adult Family Home (BLD22-0499)
	ADULT FAMILY HOME: Inspection Only
	Dunca Adult Family Home WABO Inspection
	Adult family home; ownership change.
	Requesting an inspection to establish adult family home
	Ruth Adult Family Home (5 bed, 3 bath)
	Remove/replace manufactured home; Inglewood East MHP #331
Beachwood II	Beachwood II Apartments; 53 market-rate units, 6 stories
Timber Townhomes	Timber Townhomes Building A (5 Units)
Balbirnie Park	Balbirnie Park Bldg J, 6-units (Lots 50-55) Basic
Balbirnie Park	Balbirnie Park Bldg K, 6-units (Lots 56-61) Basic
Balbirnie Park	Balbirnie Park Bldg L, 6-units (Lots 62-67) Basic
Balbirnie Park	Balbirnie Park Bldg M, 6-units (Lots 68-73) Basic
Balbirnie Park	Balbirnie Park Bldg G, 6-units (Lots 38-43) Basic
Balbirnie Park	Balbirnie Park Bldg H, 6-units (Lots 44-49) Basic
Balbirnie Park	Balbirnie Park Bldg F, 6-units (Lots 32-37) Basic
Balbirnie Park	Balbirnie Park Bldg N, 6-units (Lots 74-79) Basic
Balbirnie Park	Balbirnie Bldg P, 5-units (Lots 80-84) Master
Balbirnie Park	Balbirnie Park Bldg D, 6-units (Lots 20-25) Master
Balbirnie Park	Balbirnie Bldg C, 6-units (Lots 14-19) Basic
Balbirnie Park	Balbirnie Bldg B, 6-units (Lots 8-13) Basic
Balbirnie Park	Balbirnie Park Bldg E, 6-units (Lots 26-31) Master
Balbirnie Park	Balbirnie Park Bldg A, 6-units (Lots 2-7)
Hiatt Springs	Hiatt Springs Townhomes Building E; Units #11 & 12 (2 units)
Hiatt Springs	Hiatt Springs Townhomes Building C; Units #5, 6, 7 (3 units)
Hiatt Springs	Hiatt Springs Townhomes Building D; Units #8,9,10 (3 units)
Heron's Landing	Heron's Landing Townhomes, 3-units (Trio)
Meridian Townhomes	Meridian Townhomes Bldg 1, 4-units
Meridian Townhomes	Meridian Townhomes Bldg 2, 3 units
Timber Townhomes	Timber Townhomes Building B (6 Units)
Timber Townhomes	Timber Townhomes Building C (5 Units)
25 Degrees	25 Degrees Bldg A, 60-unit condominium building
25 Degrees	25 Degrees Condominiums, Building B (60 units)
Wateredge	Wateredge Townhome Building A (5 Units)
Wateredge	Wateredge Townhome Building B (4 Units)
Kenmore Urban	Kenmore Urban - Building A - 11 Townhouse Units - Parcels
Kenmore Urban	Kenmore Urban - Building B - 3 Townhouse Units - Parcels
Kenmore Urban	Kenmore Urban - Building C - 10 Townhouse Units - Parcels
Kenmore Urban	Kenmore Urban - Building D - 14 Townhouse Units - Parcels
Hiatt Springs	Hiatt Springs Townhomes Building B; Units #3 & 4 (2 units)
Hiatt Park	Hiatt Park Townhomes, Bldg 2, 4-unit

Hiatt Park	Hiatt Park Townhomes Bldg 1, 5-units
Hiatt Springs	Hiatt Springs Townhomes Building A; Unit #1 & 2 (2 units)
Beechwood Townhomes	Beechwood Townhomes Building C, 2 units
Beechwood Townhomes	Beechwood Townhomes Building B, 4 units
Beechwood Townhomes	Beechwood Townhomes Building A, 4 units
Allen Townhomes	Allen Townhomes Bldg A, 6 units
Allen Townhomes	Allen Townhomes Bldg B, 6 units
	Shumate Detached ADU
	Clinesmith Detached ADU
	Medveditskov Lot 1 - attached ADU
	SFR attached ADU (427 SF)
	Convert existing attached garage to ADU
	2nd floor ADU w/ add.; 1st floor add.; new porch add.
	Chen Attached ADU (CMB21-0056)
	Ahmadi ADU Basement Conversion 534sf
	Spelhaug residential add/alt for 951 SF ADU
	SEGALL DETACHED ADU, 1,480 SQ,FT.
	15733 62ND AVE NE ADU
	Westling Attached ADU (no bld. permit)
	Roberts ADU (add. 1038 SF living & 474 SF garage)
	CMB14-0163/ADU final inspection; subject to field inspection
	Manufactured detached ADU 1500 sf
	Olson Attached ADU (BLD23-0032)
	Maynes Attached ADU (ADU21-0399) interior alt.
	Single Family Basement Conversion to ADU
	Convert garage to ADU.
	"Shatto 19930" detached ADU
	Convert existing detached garage to DADU 575sf
	Foster; convert attached garage to ADU
	Establish ADU (existing) in basement of SFR
	Han Attached ADU
	967 square-foot ADU in basement
	Atwood alteration & ADU (attached)
	Spencer Addition & Alteration (ADU21-0199)
	Garcia ADU: SFR addition 995 sf
	Gaina Attic Alteration (ADU) & Stairs Addition (133 SF)
	Fontaine 560 square-foot ADU (attached)
	Thoemke attached ADU (ADU23-0449)
	Berther Detached ADU - 698 SF living, 40 SF deck
	Wright Detached ADU - 952 SF
	Construct new detached ADU (830 sq ft)
	720SF ADU Construction
	SFR Remodel to establish an ADU
	New detached ADU with deck

Harle 2nd story on detached Garage & ADU, 1168 SF
Basement conversion to ADU; adding kitchen, laundry, bath.
Shumate Detached ADU (1,474 SF)
Clinesmith Detached ADU - 1,160 SF & 303 SF garage
Tim House Detached ADU (2015)
Singh Hills Lot 1 Attached ADU (basement)
Convert existing 415 SF garage to an ADU
Uiuiu Attached ADU
New Manufactured Home, LAKEWOOD VILLA #43, Inst per MF spec
Manufactured Home installation for IE 115
Inglewood East #315 new manu. residence
Inglewood East #322 new manu. residence
Jones NSFR
Hiatt Ridge Lot 1 NSFR
Hiatt Ridge Lot 2 NSFR
Hiatt Ridge Lot 3 Basic
Hiatt Ridge Lot 4 BASIC
Gellner78 Lot #1; Construct one new SFR
Gellner78 Lot #2; Construct one new SFR
Gellner78 Lot #3; Construct one new SFR
Gellner78 Lot #4; Construct one new SFR
Gellner78 Lot #5; Construct one new SFR
Juanita Short Plat Lot 1 NSFR
NSFR at Juanita Short Plat Lot 2
NSFR at Juanita Short Plat Lot 3
Medveditskov Lot 1 NSFR
Medveditskov Lot 2 (Khudyakov) NSFR
Jackson Lot 1; NSFR (establish master)
Jackson Lot 2 NSFR (basic permit)
Paul Lot 3 NSFR
Gellner 15058; New single-family residence
NSFR 3,200 SF Mass Timber Home
Chen NSFR & Attached ADU
Lunstrum NSFR
Brady NEW SFR Construction: 2814 sf
Heron Ridge Lot 1 (prev. Daniels)
Heron Ridge Lot 2 (Prev. Daniels)
Trio at Inglewood Lot 4; New SFR Establish Master Permit
One (1) NSFR at Lot 3 J. Wang, Basic Permit
Heron Ridge Lot 3 NSFR (prev. Daniels)
Heron Ridge Lot 4 (prev. Daniels)
Trio at Inglewood Lot 2; New SFR Establish Master Permit
Karmali New Single-family Residence
Shannon Ridge Lot 5 NSFR

NSFR at Shannon Ridge Lot 4 (Plan IR-4)
Shannon Ridge Lot 6 NSFR
Shannon Ridge Lot 3 NSFR
Shannon Ridge Lot 7 NSFR
Shannon Ridge Lot 8 NSFR
Shannon Ridge Lot 9 NSFR
Shannon Ridge Lot 2 NSFR
Shannon Ridge Lot 10 NSFR
Shannon Ridge Lot 1 NSFR
Copper Lane Lot 18 NSFR
Copper Lane Lot 1 NSFR
Copper Lane Lot 2 NSFR
Copper Lane Lot 3 (Basic)
Copper Lane Lot 4 NSFR (Master)
Yenter-Gerike NSFR
Copper Lane Lot 5 NSFR (Master)
Copper Lane Lot 6 NSFR
Trinity Investments NSFR
Sharon Short Plat Lot 1 NSFR (Basic)
Sharon Short Plat Lot 2 NSFR (Master)
New SFR McCorkell Lot 1
NSFR McCorkell Lot 2
NSFR Ambassador Heights Lot 1
BJH Lot 1 NSFR (Master)
BJH Lot 2 NSFR (Basic)
BJH Lot 3 NSFR (Basic)
BJH Lot 4 NSFR (Master)
Kenmore Creek II - New SFR w/ att. garage and patio; Lot 1
Chesley Lot 3 NSFR
New SFR at Kenmore Creek II, Lot 2
New SFR at Kenmore Creek II, Lot 3
Kenmore Creek II - New SFR w/ att. garage and patio; Lot 4
NSFR; Dailey Lot 3
NSFR; Dailey Lot 2
NSFR; Dailey Lot 4
NSFR; Dailey Lot 1
New Single Family Residence: 3,542 SQF DAILEY SP LOT 5
Carbaugh; New Single-Family Residence (NSFR)
Northbrook Lot 1 NSFR
Northshore Meadows Lot 2 NSFR
Northshore Meadows Lot 1 NSFR
Shatto Lot 2 NSFR
MSR Hidden Meadow Lot 2 Master (prev. Forbes)
MSR Hidden Meadow Lot 3 Master SFR (prev. Forbes)

MSR Hidden Meadow Lot 1 NSFR (Master)
MSR Hidden Meadow Lot 4 NSFR BASIC
Sanda Lot 1, NSFR with att. garage
New 759 sqft DADU (ADU22-1003)
Construct one new SFR
Han NSFR & attached ADU
Strain West NSFR
Strain East NSFR
Belmont Kromann NSFR 2 ("Kenmore 15")
Belmont Kromann 1 NSFR ("Kenmore 14")
New single-family residence (NSFR)
"Lakeside at 153rd" Lot 1 NSFR
"Lakeside at 153rd" Lot 2 NSFR
Lakeside at 153rd Lot 3 NSFR
"Lakeside at 153rd" Lot 4 NSFR
Mann NSFR
Smith Short Plat Lot 1 NSFR
Smith Short Plat Lot 2
Smith Short Plat Lot 3
Inglewood East 333, manufactured home
Northshore Meadows Lot 6 NSFR
Northshore Meadows Lot 7 NSFR
Northbrook Lot 8 NSFR
Northshore Meadows Lot 5 NSFR
Northshore Meadows Lot 8 NSFR
Northbrook Lot 7 NSFR
Northshore Meadows Lot 4 NSFR
Northbrook Lot 9 NSFR
Northshore Meadows Lot 9 NSFR
Northbrook Lot 6 NSFR
Northshore Meadows Lot 3 NSFR
Northshore Meadows Lot 10 NSFR
Lowry Lot 7 NSFR
Northbrook Lot 10 NSFR
Northshore Meadows Lot 11 NSFR
Lowry Lot 6 NSFR
Northbrook Lot 5 NSFR
Northbrook Lot 11 NSFR
Northshore Meadows Lot 12 NSFR
Lowry Lot 5 NSFR
Northbrook Lot 4 NSFR
Lowry Lot 4 NSFR
Northbrook Lot 12 NSFR
Lowry Lot 3 NSFR

Northbrook Lot 3 NSFR
Northbrook Lot 13 NSFR
Lowry Lot 2 NSFR
Northbrook Lot 2 NSFR
Lowry Lot 1 NSFR
Glasshouse Lot 1 NSFR BASIC
Glasshouse Lot 9 NSFR, BASIC
Glasshouse Lot 2 NSFR, BASIC
Glasshouse Lot 8 NSFR, MASTER
Mohazzabfar NSFR (CMB2015-0281)
Glasshouse Lot 3 NSFR, MASTER
Glasshouse Lot 6 NSFR, BASIC
Glasshouse Lot 4 NSFR
Glasshouse Lot 5 NSFR, BASIC
Crompton Lot 1 NSFR (Master)
Crompton Lot 2 NSFR (MASTER)
Copper Lane Lot 12 (Basic)
Copper Lane Lot 13 NSFR
Copper Lane Lot 11 (Basic)
Copper Lane Lot 14 NSFR
Copper Lane Lot 10 NSFR
Copper Lane Lot 15 NSFR (MASTER CL-2)
Copper Lane Lot 9 NSFR
Copper Lane Lot 16 NSFR
Copper Lane Lot 8 NSFR
Copper Lane Lot 17 NSFR (Master CL-1A/B)
Copper Lane Lot 7 NSFR
MSR Hidden Meadow Lot 6 Basic
MSR Hidden Meadow Lot 5 NSFR Basic
Triana NSFR
Primary Park - Lot 2, New SFR. Establish Master
Primary Park - Lot 3, New SFR. Establish Master
Moorlands Grove (Senza) Lot 1 New SFR
New SFR at Moorlands Grove (Senza) Lot 2
Moorlands Grove (Senza) Lot 3 New SFR
Singh Hills Lot 1 NSFR
New SFR; Moorlands Grove (Senza) lot 4.
Moorlands Grove (Senza) Lot 5 New SFR
Singh Hills Lot 2 NSFR
Sweeny Lot 2 - New SFR
Quinault Lot 1 (Twin Pier/United Management)
Uiuiu NSFR

Final Date	Issued Date	Notes
01/08/2024	01/04/2024	
01/05/2023	10/21/2022	
03/22/2024	02/06/2024	
04/16/2024	04/15/2024	
	01/10/2025	
05/30/2025	04/15/2025	
06/16/2021	06/08/2021	
03/14/2024	11/09/2023	
	05/14/2025	5 units affordable (1 at 50% AMI, 4 @ 70% AMI).
03/24/2025	04/03/2024	No affordable housing in this development
01/17/2023	04/28/2022	No affordable housing in this development
03/02/2023	04/28/2022	No affordable housing in this development
03/03/2023	05/09/2022	No affordable housing in this development
04/04/2023	06/01/2022	No affordable housing in this development
05/19/2023	09/16/2022	No affordable housing in this development
06/14/2023	09/23/2022	No affordable housing in this development
07/13/2023	07/18/2022	No affordable housing in this development
07/31/2023	12/30/2022	No affordable housing in this development
09/15/2023	12/29/2022	No affordable housing in this development
09/21/2022	02/23/2022	No affordable housing in this development
12/08/2022	04/13/2022	No affordable housing in this development
10/28/2022	03/11/2022	No affordable housing in this development
	12/01/2021	No affordable housing in this development
08/19/2022	12/17/2021	No affordable housing in this development
	07/24/2024	For the entire project, 1 of the 12 units is aff
	07/24/2024	For the entire project, 1 of the 12 units is aff
	07/24/2024	For the entire project, 1 of the 12 units is aff
09/27/2022	02/22/2021	No affordable housing in this development
06/30/2023	12/03/2021	Paid a fee in lieu of affordable housing
	7/13/2023 12/03/2021	Paid fee-in-lieu of affordable housing
02/20/2025	04/11/2024	No affordable housing in this development
02/19/2025	02/21/2024	No affordable housing in this development
12/27/2024	05/09/2023	No affordable housing in this development
02/17/2026	02/06/2024	No affordable housing in this development
	09/12/2024	No affordable housing in this development
	09/12/2024	No affordable housing in this development
	02/06/2025	No affordable housing in this development
	02/06/2025	No affordable housing in this development
	02/24/2025	No affordable housing in this development
	02/24/2025	No affordable housing in this development
	07/24/2024	For the entire project, 1 of the 12 units is aff
08/26/2022	01/04/2021	No affordable housing in this development

07/27/2022	01/04/2021	No affordable housing in this development
	07/24/2024	For the entire project, 1 of the 12 units is afi
05/12/2023	04/19/2022	No affordable housing in this development
06/29/2023	04/19/2022	No affordable housing in this development
09/05/2023	04/19/2022	No affordable housing in this development
11/28/2022	08/28/2021	No affordable housing in this development
04/18/2023	08/28/2021	No affordable housing in this development
	08/27/2021	
	12/10/2021	
11/22/2022	07/22/2021	
	11/04/2025	
	12/20/2024	
	11/12/2024	
08/17/2022	08/20/2021	
12/20/2024	07/12/2024	
	05/29/2024	
12/20/2024	05/31/2024	
	06/01/2023	
01/14/2022	01/05/2022	
09/23/2024	10/05/2020	
	09/28/2025	
	09/04/2025	
03/03/2023	02/27/2023	
03/16/2023	07/19/2021	
	12/08/2025	
07/18/2024	12/05/2023	
05/03/2024	02/21/2020	
	10/29/2025	
	07/09/2024	
	05/25/2023	
	09/30/2022	
12/22/2025	06/25/2025	
09/27/2022	07/01/2021	
	07/15/2021	
	03/11/2025	
05/12/2025	05/12/2023	
08/24/2023	09/02/2022	
08/20/2024	01/22/2024	
04/05/2024	10/05/2022	
07/18/2023	11/14/2022	
	06/06/2025	
	04/30/2024	
05/16/2024	03/08/2024	
	10/23/2025	

	06/19/2020
02/10/2026	07/01/2025
	08/27/2021
	12/10/2021
02/10/2023	12/21/2021
08/07/2024	08/25/2021
09/02/2025	05/13/2025
04/13/2023	04/28/2022
11/20/2024	07/18/2024
	05/16/2025
04/28/2022	03/07/2022
11/10/2022	07/27/2022
06/28/2023	08/17/2022
12/11/2020	03/09/2020
11/30/2020	03/09/2020
11/30/2020	03/09/2020
11/30/2020	01/23/2020
12/09/2024	05/09/2024
01/21/2025	07/09/2024
03/11/2025	07/09/2024
04/03/2025	05/09/2024
07/07/2025	07/09/2024
10/11/2024	08/24/2023
10/11/2024	08/25/2023
10/08/2024	08/25/2023
11/22/2022	07/22/2021
12/08/2022	05/26/2021
	09/18/2024
	09/18/2024
03/15/2024	05/30/2023
	11/21/2025
	01/30/2024
08/17/2022	08/20/2021
10/21/2021	01/21/2020
07/03/2025	11/04/2024
05/26/2021	01/16/2020
04/16/2021	01/16/2020
	06/10/2025
	06/10/2025
06/03/2021	01/16/2020
05/21/2021	01/16/2020
	06/10/2025
11/06/2025	08/26/2024
09/21/2023	07/14/2022

06/10/2024	11/17/2023
08/21/2023	07/20/2022
04/25/2024	05/25/2023
02/09/2023	05/05/2022
09/30/2022	04/06/2022
09/23/2022	02/16/2022
02/01/2024	05/09/2022
07/05/2023	05/24/2022
12/04/2023	05/16/2023
10/11/2021	02/22/2021
10/04/2021	02/22/2021
09/12/2022	12/03/2021
09/12/2022	12/03/2021
	09/13/2021
10/10/2023	08/25/2021
05/04/2022	09/13/2021
11/12/2021	02/22/2021
	06/10/2025
03/07/2024	08/18/2023
09/07/2023	06/03/2022
08/15/2025	08/12/2024
05/30/2025	07/29/2024
07/29/2025	03/05/2024
07/22/2022	12/17/2021
12/06/2022	05/23/2022
03/13/2023	09/12/2022
01/09/2023	05/23/2022
08/27/2025	02/21/2025
	07/07/2020
09/08/2025	03/14/2025
09/16/2025	03/14/2025
09/08/2025	01/27/2025
06/17/2025	11/08/2024
08/22/2025	01/15/2025
06/17/2025	11/08/2024
07/17/2025	12/05/2024
06/03/2025	05/14/2024
01/21/2025	11/02/2023
06/21/2022	07/02/2021
06/04/2021	10/15/2020
06/30/2021	11/09/2020
04/03/2025	04/06/2023
01/22/2024	08/25/2023
11/16/2023	06/01/2023

03/14/2024	09/22/2023
05/28/2024	11/21/2023
	06/27/2025
03/07/2024	06/23/2023
03/07/2024	06/23/2023
	09/30/2022
04/18/2023	06/03/2022
04/10/2023	04/28/2022
02/01/2021	02/06/2020
12/29/2020	02/06/2020
	11/06/2025
12/11/2023	05/10/2023
12/11/2023	05/10/2023
04/15/2024	05/10/2023
05/22/2024	11/08/2023
07/27/2022	09/14/2020
02/17/2021	08/04/2020
01/28/2021	06/01/2020
02/16/2021	06/01/2020
10/08/2021	01/19/2021
02/17/2021	08/28/2020
03/24/2021	10/15/2020
08/12/2022	07/02/2021
05/21/2021	10/15/2020
04/06/2021	10/15/2020
08/19/2022	07/02/2021
05/20/2021	10/15/2020
08/10/2022	07/02/2021
05/19/2021	10/15/2020
07/27/2022	07/02/2021
07/29/2021	12/08/2020
06/30/2021	11/09/2020
05/17/2024	03/09/2023
05/25/2022	07/02/2021
04/21/2021	10/15/2020
03/15/2024	03/09/2023
05/06/2022	07/02/2021
02/09/2022	07/02/2021
02/16/2021	08/28/2020
11/14/2023	03/10/2023
04/14/2022	07/02/2021
10/13/2023	03/09/2023
04/14/2022	07/02/2021
02/22/2024	03/09/2023

04/26/2022	07/02/2021
08/19/2022	01/03/2022
12/20/2023	03/09/2023
04/13/2022	07/02/2021
08/30/2023	03/09/2023
12/14/2020	07/06/2020
02/03/2021	07/24/2020
01/20/2021	07/29/2020
02/02/2021	07/24/2020
04/14/2025	10/13/2023
01/07/2021	07/13/2020
01/08/2021	07/13/2020
12/15/2020	07/06/2020
01/13/2021	07/29/2020
01/14/2021	01/28/2020
05/14/2021	01/28/2020
07/11/2022	10/18/2021
10/27/2021	02/22/2021
10/18/2022	10/18/2021
09/27/2022	12/03/2021
08/17/2023	07/19/2022
05/25/2022	09/13/2021
11/28/2022	02/14/2022
04/07/2022	09/13/2021
11/28/2022	02/15/2022
04/19/2022	09/13/2021
08/17/2023	07/19/2022
05/28/2024	11/08/2023
04/10/2024	11/02/2023
12/06/2022	02/09/2021
	11/24/2025
	12/01/2025
09/22/2025	04/25/2025
09/22/2025	02/28/2025
03/11/2026	07/14/2025
08/07/2024	08/25/2021
10/23/2025	03/10/2025
03/13/2026	07/14/2025
04/14/2023	05/08/2021
	10/03/2025
06/10/2022	07/02/2020
04/13/2023	04/28/2022

Address	Parcel no.	Permit no.	Status	Project Name	Description
14806 81S 5631500219	CMB19-0411	FINALED		Hiatt Ridge Lot 1 NSFR	
14812 81S 5631500220	CMB19-0412	FINALED		Hiatt Ridge Lot 2 NSFR	
14818 81S 5631500223	CMB19-0454	FINALED		Hiatt Ridge Lot 3 Basic	
14824 81S 5631500224	CMB19-0462	FINALED		Hiatt Ridge Lot 4 BASIC	
15374 JUA 3649100017	CMB19-0635	FINALED		Lunstrum NSFR	
16206 81S 5631501135	CMB19-0175	FINALED		Heron Ridge Lot 1 (prev. Dani	
16210 81S 5631501135	CMB19-0177	FINALED		Heron Ridge Lot 2 (Prev. Dan	
16216 81st 5631501138	CMB19-0178	FINALED		Heron Ridge Lot 3 NSFR (pre	
16218 81S 5631501135	CMB19-0179	FINALED		Heron Ridge Lot 4 (prev. Dani	
18717 82N 0126049259	CMB19-0286	ISSUED		Chesley Lot 3 NSFR	
19821 75TI0114100128	CMB20-0218	FINALED		Northshore Meadows Lot 2 N	
19831 75TI0114100128	CMB20-0217	FINALED		Northshore Meadows Lot 1 N	
6437 NE 16181700290	CMB19-0513	FINALED		Belmont Kromann NSFR 2 ("K	
6441 NE 16181700291	CMB19-0488	FINALED		Belmont Kromann 1 NSFR ("K	
7025 NE 163649100133	CMB18-0251	FINALED		Mann NSFR	
7212 NE 175634500955	CMB19-0651	FINALED		Smith Short Plat Lot 1 NSFR	
7218 NE 175634500955	CMB19-0652	FINALED		Smith Short Plat Lot 2	
7224 NE 175634500955	CMB19-0653	FINALED		Smith Short Plat Lot 3	
7407 NE 190114100128	CMB20-0222	FINALED		Northshore Meadows Lot 6 N	
7408 NE 190114100132	CMB20-0223	FINALED		Northshore Meadows Lot 7 N	
7411 NE 190114100128	CMB20-0221	FINALED		Northshore Meadows Lot 5 N	
7412 NE 190114100128	CMB20-0224	FINALED		Northshore Meadows Lot 8 N	
7415 NE 190114100128	CMB20-0220	FINALED		Northshore Meadows Lot 4 N	
7416 NE 190114100128	CMB20-0225	FINALED		Northshore Meadows Lot 9 N	
7419 NE 190114100128	CMB20-0219	FINALED		Northshore Meadows Lot 3 N	
7420 NE 190114100128	CMB20-0226	FINALED		Northshore Meadows Lot 10 N	
7424 NE 190114100132	CMB20-0227	FINALED		Northshore Meadows Lot 11 N	
7428 NE 190114100132	CMB20-0228	FINALED		Northshore Meadows Lot 12 N	
7503 NE 190114101063	CMB19-0924	FINALED		Glasshouse Lot 1 NSFR BASI	
7504 NE 190114101063	CMB19-0931	FINALED		Glasshouse Lot 9 NSFR, BAS	
7509 NE 190114101063	CMB19-0925	FINALED		Glasshouse Lot 2 NSFR, BAS	
7510 NE 190114101063	CMB19-0738	FINALED		Glasshouse Lot 8 NSFR, MAS	
7515 NE 190114101063	CMB19-0926	FINALED		Glasshouse Lot 3 NSFR, MAS	
7518 NE 190114101063	CMB19-0930	FINALED		Glasshouse Lot 6 NSFR, BAS	
7521 NE 190114101063	CMB19-0927	FINALED		Glasshouse Lot 4 NSFR	
7522 NE 190114101063	CMB19-0929	FINALED		Glasshouse Lot 5 NSFR, BAS	
7609 NE 195631500466	CMB18-0625	FINALED		Crompton Lot 1 NSFR (Maste	
7623 NE 195631500470	CMB18-0630	FINALED		Crompton Lot 2 NSFR (MAST	
8641 NE 167018000249	CMB16-0939	FINALED		Quinault Lot 1 (Twin Pier/Unit	
14927 73R 0837020060	CMB20-0711	FINALED		Medveditskov Lot 1 NSFR	
14929 73R 0837020060	CMB20-0712	FINALED		Medveditskov Lot 2 (Khudyak	
15366 JUA 3649100019	CMB21-0056	FINALED		Chen NSFR & Attached ADU	
16501 77TI 1749920180	CMB20-0527	FINALED		Copper Lane Lot 18 NSFR	
16502 77TI 1749920010	CMB20-0518	FINALED		Copper Lane Lot 1 NSFR	

16510 77TI 1749920020	CMB21-0711	FINALED	Copper Lane Lot 2 NSFR
16518 77TI 1749920030	CMB21-0684	FINALED	Copper Lane Lot 3 (Basic)
16526 77TI 1749920040	CMB21-0257	ISSUED	Copper Lane Lot 4 NSFR (Ma
16530 72N 5634500027	CMB20-0447	FINALED	Yenter-Gerike NSFR
16534 77TI 1749920050	CMB21-0256	FINALED	Copper Lane Lot 5 NSFR (Ma
16542 77TI 1749920060	CMB20-0567	FINALED	Copper Lane Lot 6 NSFR
18707 80TI 0114100758	CMB21-0613	FINALED	BJH Lot 1 NSFR (Master)
19714 73R 6155900010	CMB20-0639	FINALED	Northbrook Lot 1 NSFR
7301 NE 174164100225	CMB20-0214	FINALED	Inglewood East 333, manufac
7410 NE 16155900080	CMB20-0703	FINALED	Northbrook Lot 8 NSFR
7413 NE 16155900070	CMB20-0702	FINALED	Northbrook Lot 7 NSFR
7416 NE 16155900090	CMB20-0704	FINALED	Northbrook Lot 9 NSFR
7419 NE 16155900060	CMB20-0701	FINALED	Northbrook Lot 6 NSFR
7422 NE 16155900100	CMB20-0583	FINALED	Northbrook Lot 10 NSFR
7425 NE 16155900050	CMB21-0026	FINALED	Northbrook Lot 5 NSFR
7428 NE 16155900110	CMB21-0027	FINALED	Northbrook Lot 11 NSFR
7431 NE 16155900040	CMB21-0025	FINALED	Northbrook Lot 4 NSFR
7434 NE 16155900120	CMB21-0029	FINALED	Northbrook Lot 12 NSFR
7437 NE 16155900030	CMB21-0024	FINALED	Northbrook Lot 3 NSFR
7443 NE 16155900020	CMB21-0023	FINALED	Northbrook Lot 2 NSFR
7678 NE 161749920120	CMB21-0683	FINALED	Copper Lane Lot 12 (Basic)
7679 NE 161749920130	CMB20-0519	FINALED	Copper Lane Lot 13 NSFR
7682 NE 161749920110	CMB21-0682	FINALED	Copper Lane Lot 11 (Basic)
7683 NE 161749920140	CMB21-0712	FINALED	Copper Lane Lot 14 NSFR
7687 NE 161749920150	CMB21-0435	FINALED	Copper Lane Lot 15 NSFR (M
7691 NE 161749920160	CMB21-0258	FINALED	Copper Lane Lot 16 NSFR
7695 NE 161749920170	CMB21-0255	FINALED	Copper Lane Lot 17 NSFR (M
8322 NE 165634500520	CMB18-0857	FINALED	Triana NSFR
8406 NE 165630500341	CMB20-0078	FINALED	Singh Hills Lot 1 NSFR
8410 NE 165630500343	CMB20-0077	FINALED	Singh Hills Lot 2 NSFR
14515 75TI 3579800230	CMB21-0548	FINALED	Jones NSFR
16423 73R 7715750050	CMB21-0900	FINALED	Shannon Ridge Lot 5 NSFR
16431 73R 7715750060	CMB21-0897	FINALED	Shannon Ridge Lot 6 NSFR
16439 73R 7715750070	CMB22-0107	FINALED	Shannon Ridge Lot 7 NSFR
16447 73R 7715750080	CMB21-0898	FINALED	Shannon Ridge Lot 8 NSFR
16455 73R 7715750090	CMB21-0606	FINALED	Shannon Ridge Lot 9 NSFR
16458 73R 7715750020	CMB21-0899	FINALED	Shannon Ridge Lot 2 NSFR
16463 73R 7715750100	CMB22-0051	FINALED	Shannon Ridge Lot 10 NSFR
18115 62N 1126049060	CMB21-0819	FINALED	Sharon Short Plat Lot 2 NSFR
18709 80TI 0114100761	CMB22-0081	FINALED	BJH Lot 2 NSFR (Basic)
18711 80TI 0114100762	CMB22-0467	FINALED	BJH Lot 3 NSFR (Basic)
18713 80TI 0114100771	CMB21-0663	FINALED	BJH Lot 4 NSFR (Master)
6259 NE 2(8663000120	CMB20-0187	ISSUED	Han NSFR & attached ADU
6403 NE 16181700315	CMB21-0964	FINALED	Strain West NSFR
6415 NE 16181700315	CMB21-0872	FINALED	Strain East NSFR
7440 NE 16155900130	CMB21-0030	FINALED	Northbrook Lot 13 NSFR

7686 NE 1(1749920100 CMB21-0713 FINALED
 7690 NE 1(1749920090 CMB21-0742 FINALED
 7694 NE 1(1749920080 CMB21-0743 FINALED
 7698 NE 1(1749920070 CMB21-0744 FINALED
 8924 NE 1(3578700041 CMB21-0858 FINALED
 14908 JUA 3649100549 CMB21-0048 FINALED
 14914 JUA 3649100550 CMB21-0049 FINALED
 14920 JUA 3649100551 CMB21-0050 FINALED
 15055 75TI 3649100287 CMB22-0886 FINALED
 16426 73R 7715750040 CMB23-0600 FINALED
 16434 73R 7715750030 CMB23-0375 FINALED
 16466 73R 7715750010 CMB22-0284 FINALED
 18115 62N 1126049060 CMB23-0450 FINALED
 19603 76TI 0114100079 CMB23-0543 FINALED
 19926 68TI 0114100286 CMB21-0753 FINALED
 20345 80TI 0126049205 CMB22-0700 FINALED
 20346 80TI 0126049205 CMB22-0701 FINALED
 20349 80TI 0126049205 CMB22-0699 FINALED
 20352 80TI 0126049205 CMB22-0921 FINALED
 20421 80TI 0126049086 CMB22-0997 FINALED
 20425 80TI 0126049086 CMB22-0993 FINALED
 6841 NE 1(3649100679 CMB21-0822 FINALED
 6843 NE 1(3649100678 CMB22-0020 FINALED
 6845 NE 1(3649100677 CMB22-0300 FINALED
 6847 NE 1(3649100675 CMB23-0360 FINALED
 7421 NE 2(0114100108 CMB22-0891 FINALED
 7424 NE 2(0114100107 CMB22-0890 FINALED
 7428 NE 2(0114100106 CMB22-0889 FINALED
 7432 NE 2(0114100105 CMB22-0885 FINALED
 7436 NE 2(0114100102 CMB22-0884 FINALED
 7440 NE 2(0114100101 CMB22-0883 FINALED
 7444 NE 2(0114100100 CMB22-0439 FINALED
 7512 202N 3949600031 CMB22-0558 FINALED
 8128 NE 2(0126049205 CMB22-0898 FINALED
 8132 NE 2(0126049205 CMB22-0897 FINALED
 14830 78TI 5631500343 CMB23-0168 FINALED
 14836 78TI 5631500344 CMB23-0174 FINALED
 14840 78TI 5631500348 CMB23-0173 FINALED
 14846 78TI 5631500349 CMB23-0307 FINALED
 14850 78TI 5631500350 CMB23-0308 FINALED
 15002 75TI 3649100375 CMB23-0822 ISSUED
 15008 75TI 3649100373 CMB23-0823 ISSUED
 15205 81S 5631500384 CMB23-0354 ISSUED
 15820 JUA 3582700095 CMB24-0175 FINALED
 16325 INGI 3577000117 CMB24-0285 FINALED
 18116 83R 0114101420 CMB23-0677 FINALED

Copper Lane Lot 10 NSFR
 Copper Lane Lot 9 NSFR
 Copper Lane Lot 8 NSFR
 Copper Lane Lot 7 NSFR
 Uiuu NSFR
 Juanita Short Plat Lot 1 NSFR
 NSFR at Juanita Short Plat Lc
 NSFR at Juanita Short Plat Lc
 Paul Lot 3 NSFR
 NSFR at Shannon Ridge Lot 4
 Shannon Ridge Lot 3 NSFR
 Shannon Ridge Lot 1 NSFR
 Sharon Short Plat Lot 1 NSFR
 Carbaugh; New Single-Family
 Shatto Lot 2 NSFR
 MSR Hidden Meadow Lot 2 M
 MSR Hidden Meadow Lot 3 M
 MSR Hidden Meadow Lot 1 N
 MSR Hidden Meadow Lot 4 N
 New 759 sqft DADU (ADU22-
 Construct one new SFR
 "Lakeside at 153rd" Lot 1 NSF
 "Lakeside at 153rd" Lot 2 NSF
 Lakeside at 153rd Lot 3 NSFF
 "Lakeside at 153rd" Lot 4 NSF
 Lowry Lot 7 NSFR
 Lowry Lot 6 NSFR
 Lowry Lot 5 NSFR
 Lowry Lot 4 NSFR
 Lowry Lot 3 NSFR
 Lowry Lot 2 NSFR
 Lowry Lot 1 NSFR
 Mohazzabfar NSFR (CMB201
 MSR Hidden Meadow Lot 6 B
 MSR Hidden Meadow Lot 5 N
 Gellner78 Lot #1; Construct o
 Gellner78 Lot #2; Construct o
 Gellner78 Lot #3; Construct o
 Gellner78 Lot #4; Construct o
 Gellner78 Lot #5; Construct o
 Jackson Lot 1; NSFR (establis
 Jackson Lot 2 NSFR (basic pe
 NSFR 3,200 SF Mass Timber
 Brady NEW SFR Constructor
 Karmali New Single-family Re
 New SFR McCorkell Lot 1

18122 83R 0114101421	CMB23-0589	FINALED	NSFR McCorkell Lot 2
18520 83rd 0126049116	CMB22-0388	FINALED	NSFR Ambassador Heights L
19507 81S 0126049020	CMB24-0150	FINALED	NSFR; Dailey Lot 3
19512 81S 0126049020	CMB24-0088	FINALED	NSFR; Dailey Lot 4
19515 81S 0126049020	CMB24-0151	FINALED	NSFR; Dailey Lot 1
19516 81S 0126049020	CMB23-0817	FINALED	New Single Family Residence
15058 75TI 3649100350	CMB25-0390	ISSUED	Gellner 15058; New single-far
16211 SIM 5631500950	CMB24-0724	ISSUED	Trio at Inglewood Lot 4; New :
16215 SIM 5631500950	CMB25-0096	ISSUED	One (1) NSFR at Lot 3 J. War
16219 SIM 5631500950	CMB24-0722	ISSUED	Trio at Inglewood Lot 2; New :
17816 83R 0114101456	CMB23-0193	ISSUED	Trinity Investments NSFR
18717 80TI 0114100756	CMB24-0152	FINALED	Kenmore Creek II - New SFR
18721 80th 0114100756	CMB24-0153	FINALED	New SFR at Kenmore Creek I
18725 80th 0114100756	CMB24-0154	FINALED	New SFR at Kenmore Creek I
18729 80th 0114100756	CMB24-0155	FINALED	Kenmore Creek II - New SFR
19511 81S 0126049020	CMB24-0129	FINALED	NSFR; Dailey Lot 2
20371 80TI 0126049083	CMB25-0134	ISSUED	Sanda Lot 1, NSFR with att. g
6497 NE 1 8718500570	CMB25-0186	ISSUED	New single-family residence (l
8328 NE 1 4189800090	CMB25-0346	ISSUED	Primary Park - Lot 2, New SFI
8336 NE 1 4189800090	CMB25-0345	ISSUED	Primary Park - Lot 3, New SFI
8401 NE 1 3578600082	CMB24-0882	FINALED	Moorlands Grove (Senza) Lot
8403 NE 1 3578600082	CMB24-0706	FINALED	New SFR at Moorlands Grove
8405 NE 1 3578600082	CMB24-0885	FINALED	Moorlands Grove (Senza) Lot
8407 NE 1 3578600082	CMB24-0729	FINALED	New SFR; Moorlands Grove (:
8409 NE 1 3578600082	CMB24-0888	FINALED	Moorlands Grove (Senza) Lot
8518 NE 1 3578600098	CMB25-0022	ISSUED	Sweeny Lot 2 - New SFR

Permit Type	Housing Type	Total # of New DUs	# of Affordable DUs	Finalized Date	Issue Year
SINGLE FAMILY NEW	SFR	1	0	12/11/2020	2020
SINGLE FAMILY NEW	SFR	1	0	11/30/2020	2020
SINGLE FAMILY NEW	SFR	1	0	11/30/2020	2020
SINGLE FAMILY NEW	SFR	1	0	11/30/2020	2020
SINGLE FAMILY NEW	SFR	1	0	10/21/2021	2020
SINGLE FAMILY NEW	SFR	1	0	05/26/2021	2020
SINGLE FAMILY NEW	SFR	1	0	04/16/2021	2020
SINGLE FAMILY NEW	SFR	1	0	06/03/2021	2020
SINGLE FAMILY NEW	SFR	1	0	05/21/2021	2020
SINGLE FAMILY NEW	SFR	1	0		2020
SINGLE FAMILY NEW	SFR	1	0	06/04/2021	2020
SINGLE FAMILY NEW	SFR	1	0	06/30/2021	2020
SINGLE FAMILY NEW	SFR	1	0	02/01/2021	2020
SINGLE FAMILY NEW	SFR	1	0	12/29/2020	2020
SINGLE FAMILY NEW	SFR	1	0	07/27/2022	2020
SINGLE FAMILY NEW	SFR	1	0	02/17/2021	2020
SINGLE FAMILY NEW	SFR	1	0	01/28/2021	2020
SINGLE FAMILY NEW	SFR	1	0	02/16/2021	2020
SINGLE FAMILY NEW	SFR	1	0	02/17/2021	2020
SINGLE FAMILY NEW	SFR	1	0	03/24/2021	2020
SINGLE FAMILY NEW	SFR	1	0	05/21/2021	2020
SINGLE FAMILY NEW	SFR	1	0	04/06/2021	2020
SINGLE FAMILY NEW	SFR	1	0	05/20/2021	2020
SINGLE FAMILY NEW	SFR	1	0	05/19/2021	2020
SINGLE FAMILY NEW	SFR	1	0	07/29/2021	2020
SINGLE FAMILY NEW	SFR	1	0	06/30/2021	2020
SINGLE FAMILY NEW	SFR	1	0	04/21/2021	2020
SINGLE FAMILY NEW	SFR	1	0	02/16/2021	2020
SINGLE FAMILY NEW	SFR	1	0	12/14/2020	2020
SINGLE FAMILY NEW	SFR	1	0	02/03/2021	2020
SINGLE FAMILY NEW	SFR	1	0	01/20/2021	2020
SINGLE FAMILY NEW	SFR	1	0	02/02/2021	2020
SINGLE FAMILY NEW	SFR	1	0	01/07/2021	2020
SINGLE FAMILY NEW	SFR	1	0	01/08/2021	2020
SINGLE FAMILY NEW	SFR	1	0	12/15/2020	2020
SINGLE FAMILY NEW	SFR	1	0	01/13/2021	2020
SINGLE FAMILY NEW	SFR	1	0	01/14/2021	2020
SINGLE FAMILY NEW	SFR	1	0	05/14/2021	2020
SINGLE FAMILY NEW	SFR	1	0	06/10/2022	2020
SINGLE FAMILY NEW	SFR	1	0	11/22/2022	2021
SINGLE FAMILY NEW	SFR	1	0	12/08/2022	2021
SINGLE FAMILY NEW	SFR	1	0	08/17/2022	2021
SINGLE FAMILY NEW	SFR	1	0	10/11/2021	2021
SINGLE FAMILY NEW	SFR	1	0	10/04/2021	2021

SINGLE FAMILY NEW	SFR	1	0	09/12/2022	2021
SINGLE FAMILY NEW	SFR	1	0	09/12/2022	2021
SINGLE FAMILY NEW	SFR	1	0		2021
SINGLE FAMILY NEW	SFR	1	0	10/10/2023	2021
SINGLE FAMILY NEW	SFR	1	0	05/04/2022	2021
SINGLE FAMILY NEW	SFR	1	0	11/12/2021	2021
SINGLE FAMILY NEW	SFR	1	0	07/22/2022	2021
SINGLE FAMILY NEW	SFR	1	0	06/21/2022	2021
SINGLE FAMILY NEW	SFR	1	0	10/08/2021	2021
SINGLE FAMILY NEW	SFR	1	0	08/12/2022	2021
SINGLE FAMILY NEW	SFR	1	0	08/19/2022	2021
SINGLE FAMILY NEW	SFR	1	0	08/10/2022	2021
SINGLE FAMILY NEW	SFR	1	0	07/27/2022	2021
SINGLE FAMILY NEW	SFR	1	0	05/25/2022	2021
SINGLE FAMILY NEW	SFR	1	0	05/06/2022	2021
SINGLE FAMILY NEW	SFR	1	0	02/09/2022	2021
SINGLE FAMILY NEW	SFR	1	0	04/14/2022	2021
SINGLE FAMILY NEW	SFR	1	0	04/14/2022	2021
SINGLE FAMILY NEW	SFR	1	0	04/26/2022	2021
SINGLE FAMILY NEW	SFR	1	0	04/13/2022	2021
SINGLE FAMILY NEW	SFR	1	0	07/11/2022	2021
SINGLE FAMILY NEW	SFR	1	0	10/27/2021	2021
SINGLE FAMILY NEW	SFR	1	0	10/18/2022	2021
SINGLE FAMILY NEW	SFR	1	0	09/27/2022	2021
SINGLE FAMILY NEW	SFR	1	0	05/25/2022	2021
SINGLE FAMILY NEW	SFR	1	0	04/07/2022	2021
SINGLE FAMILY NEW	SFR	1	0	04/19/2022	2021
SINGLE FAMILY NEW	SFR	1	0	12/06/2022	2021
SINGLE FAMILY NEW	SFR	1	0	08/07/2024	2021
SINGLE FAMILY NEW	SFR	1	0	04/14/2023	2021
SINGLE FAMILY NEW	SFR	1	0	06/28/2023	2022
SINGLE FAMILY NEW	SFR	1	0	09/21/2023	2022
SINGLE FAMILY NEW	SFR	1	0	08/21/2023	2022
SINGLE FAMILY NEW	SFR	1	0	02/09/2023	2022
SINGLE FAMILY NEW	SFR	1	0	09/30/2022	2022
SINGLE FAMILY NEW	SFR	1	0	09/23/2022	2022
SINGLE FAMILY NEW	SFR	1	0	02/01/2024	2022
SINGLE FAMILY NEW	SFR	1	0	07/05/2023	2022
SINGLE FAMILY NEW	SFR	1	0	09/07/2023	2022
SINGLE FAMILY NEW	SFR	1	0	12/06/2022	2022
SINGLE FAMILY NEW	SFR	1	0	03/13/2023	2022
SINGLE FAMILY NEW	SFR	1	0	01/09/2023	2022
SINGLE FAMILY NEW	SFR	1	0		2022
SINGLE FAMILY NEW	SFR	1	0	04/18/2023	2022
SINGLE FAMILY NEW	SFR	1	0	04/10/2023	2022
SINGLE FAMILY NEW	SFR	1	0	08/19/2022	2022

SINGLE FAMILY NEW	SFR	1	0	08/17/2023	2022
SINGLE FAMILY NEW	SFR	1	0	11/28/2022	2022
SINGLE FAMILY NEW	SFR	1	0	11/28/2022	2022
SINGLE FAMILY NEW	SFR	1	0	08/17/2023	2022
SINGLE FAMILY NEW	SFR	1	0	04/13/2023	2022
SINGLE FAMILY NEW	SFR	1	0	10/11/2024	2023
SINGLE FAMILY NEW	SFR	1	0	10/11/2024	2023
SINGLE FAMILY NEW	SFR	1	0	10/08/2024	2023
SINGLE FAMILY NEW	SFR	1	0	03/15/2024	2023
SINGLE FAMILY NEW	SFR	1	0	06/10/2024	2023
SINGLE FAMILY NEW	SFR	1	0	04/25/2024	2023
SINGLE FAMILY NEW	SFR	1	0	12/04/2023	2023
SINGLE FAMILY NEW	SFR	1	0	03/07/2024	2023
SINGLE FAMILY NEW	SFR	1	0	01/21/2025	2023
SINGLE FAMILY NEW	SFR	1	0	04/03/2025	2023
SINGLE FAMILY NEW	SFR	1	0	01/22/2024	2023
SINGLE FAMILY NEW	SFR	1	0	11/16/2023	2023
SINGLE FAMILY NEW	SFR	1	0	03/14/2024	2023
SINGLE FAMILY NEW	SFR	1	0	05/28/2024	2023
SINGLE FAMILY NEW	SFR	1	0	03/07/2024	2023
SINGLE FAMILY NEW	SFR	1	0	03/07/2024	2023
SINGLE FAMILY NEW	SFR	1	0	12/11/2023	2023
SINGLE FAMILY NEW	SFR	1	0	12/11/2023	2023
SINGLE FAMILY NEW	SFR	1	0	04/15/2024	2023
SINGLE FAMILY NEW	SFR	1	0	05/22/2024	2023
SINGLE FAMILY NEW	SFR	1	0	05/17/2024	2023
SINGLE FAMILY NEW	SFR	1	0	03/15/2024	2023
SINGLE FAMILY NEW	SFR	1	0	11/14/2023	2023
SINGLE FAMILY NEW	SFR	1	0	10/13/2023	2023
SINGLE FAMILY NEW	SFR	1	0	02/22/2024	2023
SINGLE FAMILY NEW	SFR	1	0	12/20/2023	2023
SINGLE FAMILY NEW	SFR	1	0	08/30/2023	2023
SINGLE FAMILY NEW	SFR	1	0	04/14/2025	2023
SINGLE FAMILY NEW	SFR	1	0	05/28/2024	2023
SINGLE FAMILY NEW	SFR	1	0	04/10/2024	2023
SINGLE FAMILY NEW	SFR	1	0	12/09/2024	2024
SINGLE FAMILY NEW	SFR	1	0	01/21/2025	2024
SINGLE FAMILY NEW	SFR	1	0	03/11/2025	2024
SINGLE FAMILY NEW	SFR	1	0	04/03/2025	2024
SINGLE FAMILY NEW	SFR	1	0	07/07/2025	2024
SINGLE FAMILY NEW	SFR	1	0		2024
SINGLE FAMILY NEW	SFR	1	0		2024
SINGLE FAMILY NEW	SFR	1	0		2024
SINGLE FAMILY NEW	SFR	1	0	07/03/2025	2024
SINGLE FAMILY NEW	SFR	1	0	11/06/2025	2024
SINGLE FAMILY NEW	SFR	1	0	08/15/2025	2024

SINGLE FAMILY NEW	SFR	1	0	05/30/2025	2024
SINGLE FAMILY NEW	SFR	1	0	07/29/2025	2024
SINGLE FAMILY NEW	SFR	1	0	06/17/2025	2024
SINGLE FAMILY NEW	SFR	1	0	06/17/2025	2024
SINGLE FAMILY NEW	SFR	1	0	07/17/2025	2024
SINGLE FAMILY NEW	SFR	1	0	06/03/2025	2024
SINGLE FAMILY NEW	SFR	1	0		2025
SINGLE FAMILY NEW	SFR	1	0		2025
SINGLE FAMILY NEW	SFR	1	0		2025
SINGLE FAMILY NEW	SFR	1	0		2025
SINGLE FAMILY NEW	SFR	1	0		2025
SINGLE FAMILY NEW	SFR	1	0	08/27/2025	2025
SINGLE FAMILY NEW	SFR	1	0	09/08/2025	2025
SINGLE FAMILY NEW	SFR	1	0	09/16/2025	2025
SINGLE FAMILY NEW	SFR	1	0	09/08/2025	2025
SINGLE FAMILY NEW	SFR	1	0	08/22/2025	2025
SINGLE FAMILY NEW	SFR	1	0		2025
SINGLE FAMILY NEW	SFR	1	0		2025
SINGLE FAMILY NEW	SFR	1	0		2025
SINGLE FAMILY NEW	SFR	1	0		2025
SINGLE FAMILY NEW	SFR	1	0	09/22/2025	2025
SINGLE FAMILY NEW	SFR	1	0	09/22/2025	2025
SINGLE FAMILY NEW	SFR	1	0	03/11/2026	2025
SINGLE FAMILY NEW	SFR	1	0	10/23/2025	2025
SINGLE FAMILY NEW	SFR	1	0	03/13/2026	2025
SINGLE FAMILY NEW	SFR	1	0		2025

Total permits issued, per
year

40

35

21

30

17

20

Address	Parcel no.	Permit no.	Status	Project Name
18862 67T	0226049051	BLD21-0304	FINALED	Balbirnie Park
18886 67T	0226049051	BLD21-0667	FINALED	Balbirnie Park
6440 NE 1	6181700250	BLD19-0932	FINALED	Heron's Landing
6712 NE 1	0226049066	BLD20-0169	FINALED	Meridian Townhomes
6716 NE 1	0226049066	BLD20-0170	FINALED	Meridian Townhomes
7721 NE 1	74164100160	BLD20-0178	FINALED	Hiatt Park
7731 NE 1	74164100160	BLD20-0177	FINALED	Hiatt Park
8315 NE 1	70114101541	BLD19-0912	FINALED	Allen Townhomes
8321 NE 1	70114101541	BLD19-0913	FINALED	Allen Townhomes
18805 68T	0226049051	BLD22-0023	FINALED	Balbirnie Park
18805 68T	0226049051	BLD22-0019	FINALED	Balbirnie Park
18805 68T	0226049051	BLD22-0029	FINALED	Balbirnie Park
18805 68T	0226049051	BLD22-0145	FINALED	Balbirnie Park
18805 68T	0226049051	BLD22-0016	FINALED	Balbirnie Park
18805 68T	0226049051	BLD22-0133	FINALED	Balbirnie Park
18805 68T	0226049051	BLD22-0147	FINALED	Balbirnie Park
18805 68T	0226049051	BLD22-0146	FINALED	Balbirnie Park
18805 68T	0226049051	BLD22-0246	FINALED	Balbirnie Park
18805 68T	0226049051	BLD21-0670	FINALED	Balbirnie Park
18805 68T	0226049051	BLD21-0702	FINALED	Balbirnie Park
18834 67T	0226049051	BLD21-0699	FINALED	Balbirnie Park
8025 NE 1	70114101195	BLD19-0615	FINALED	Beechwood Townhomes
8029 NE 1	70114101195	BLD19-0614	FINALED	Beechwood Townhomes
8034 NE 1	70114101195	BLD19-0613	FINALED	Beechwood Townhomes
6901 NE 1	0114100485	BLD22-0449	FINALED	25 Degrees
19215 77T	0114101070	BLD23-0151	ISSUED	Hiatt Springs
19218 77T	0114101070	BLD23-0149	ISSUED	Hiatt Springs
19219 77T	0114101070	BLD23-0150	ISSUED	Hiatt Springs
6722 NE 1	7763600060	BLD23-0541	FINALED	Timber Townhomes
6726 NE 1	7763600010	BLD23-0542	FINALED	Timber Townhomes
6949 NE 1	0114100485	BLD23-0674	FINALED	25 Degrees
7005 NE 1	0114100514	BLD23-0455	ISSUED	Wateredge
7009 NE 1	0114100514	BLD23-0457	ISSUED	Wateredge
7720 NE 1	0114101070	BLD23-0148	ISSUED	Hiatt Springs
18717 68T	7763600160	BLD23-0500	FINALED	Timber Townhomes
7800 NE 1	0114101070	BLD23-0147	ISSUED	Hiatt Springs
17717 80T	0114100843	BLD24-0133	ISSUED	Beachwood II
7622 NE B	0114100900	BLD23-0280	ISSUED	Kenmore Urban
7624 NE B	0114100900	BLD23-0277	ISSUED	Kenmore Urban
7626 NE B	0114100900	BLD23-0279	ISSUED	Kenmore Urban
7628 NE B	0114100900	BLD23-0278	ISSUED	Kenmore Urban

Description	Permit Type	Housing Type
Balbirnie Park Bldg E, 6-units (Lots 26-31) Master	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg A, 6-units (Lots 2-7)	MULTI FAMILY NEW	Townhome
Heron's Landing Townhomes, 3-units (Trio)	MULTI FAMILY NEW	Townhome
Meridian Townhomes Bldg 1, 4-units	MULTI FAMILY NEW	Townhome
Meridian Townhomes Bldg 2, 3 units	MULTI FAMILY NEW	Townhome
Hiatt Park Townhomes, Bldg 2, 4-unit	MULTI FAMILY NEW	Townhome
Hiatt Park Townhomes Bldg 1, 5-units	MULTI FAMILY NEW	Townhome
Allen Townhomes Bldg A, 6 units	MULTI FAMILY NEW	Townhome
Allen Townhomes Bldg B, 6 units	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg J, 6-units (Lots 50-55) Basic	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg K, 6-units (Lots 56-61) Basic	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg L, 6-units (Lots 62-67) Basic	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg M, 6-units (Lots 68-73) Basic	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg G, 6-units (Lots 38-43) Basic	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg H, 6-units (Lots 44-49) Basic	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg F, 6-units (Lots 32-37) Basic	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg N, 6-units (Lots 74-79) Basic	MULTI FAMILY NEW	Townhome
Balbirnie Bldg P, 5-units (Lots 80-84) Master	MULTI FAMILY NEW	Townhome
Balbirnie Park Bldg D, 6-units (Lots 20-25) Master	MULTI FAMILY NEW	Townhome
Balbirnie Bldg C, 6-units (Lots 14-19) Basic	MULTI FAMILY NEW	Townhome
Balbirnie Bldg B, 6-units (Lots 8-13) Basic	MULTI FAMILY NEW	Townhome
Beechwood Townhomes Building C, 2 units	MULTI FAMILY NEW	Townhome
Beechwood Townhomes Building B, 4 units	MULTI FAMILY NEW	Townhome
Beechwood Townhomes Building A, 4 units	MULTI FAMILY NEW	Townhome
25 Degrees Bldg A, 60-unit condominium building	MULTI FAMILY NEW	Apartment
Hiatt Springs Townhomes Building E; Units #11 & 12 (2 units)	MULTI FAMILY NEW	Townhome
Hiatt Springs Townhomes Building C; Units #5, 6, 7 (3 units)	MULTI FAMILY NEW	Townhome
Hiatt Springs Townhomes Building D; Units #8,9,10 (3 units)	MULTI FAMILY NEW	Townhome
Timber Townhomes Building B (6 Units)	MULTI FAMILY NEW	Townhome
Timber Townhomes Building C (5 Units)	MULTI FAMILY NEW	Townhome
25 Degrees Condominiums, Building B (60 units)	MULTI FAMILY NEW	Apartment
Wateredge Townhome Building A (5 Units)	MULTI FAMILY NEW	Townhome
Wateredge Townhome Building B (4 Units)	MULTI FAMILY NEW	Townhome
Hiatt Springs Townhomes Building B; Units #3 & 4 (2 units)	MULTI FAMILY NEW	Townhome
Timber Townhomes Building A (5 Units)	MULTI FAMILY NEW	Townhome
Hiatt Springs Townhomes Building A; Unit #1 & 2 (2 units)	MULTI FAMILY NEW	Townhome
Beachwood II Apartments; 53 market-rate units, 6 stories	MULTI FAMILY NEW	Apartment
Kenmore Urban - Building A - 11 Townhouse Units - Parcels	MULTI FAMILY NEW	Townhome
Kenmore Urban - Building B - 3 Townhouse Units - Parcels	MULTI FAMILY NEW	Townhome
Kenmore Urban - Building C - 10 Townhouse Units - Parcels	MULTI FAMILY NEW	Townhome
Kenmore Urban - Building D - 14 Townhouse Units - Parcels	MULTI FAMILY NEW	Townhome

Total # of New DUs	# of Affordable DUs	Finalized Date	Issued Year	Affordability Notes
6	0		2021	No affordable housing in this development
6	0	08/19/2022	2021	No affordable housing in this development
3	0	09/27/2022	2021	No affordable housing in this development
4	0	06/30/2023	2021	Paid a fee in lieu of affordable housing
3	0	7/13/2023	2021	Paid fee-in-lieu of affordable housing
4	0	08/26/2022	2021	No affordable housing in this development
5	0	07/27/2022	2021	No affordable housing in this development
6	0	11/28/2022	2021	No affordable housing in this development
6	0	04/18/2023	2021	No affordable housing in this development
6	0	01/17/2023	2022	No affordable housing in this development
6	0	03/02/2023	2022	No affordable housing in this development
6	0	03/03/2023	2022	No affordable housing in this development
6	0	04/04/2023	2022	No affordable housing in this development
6	0	05/19/2023	2022	No affordable housing in this development
6	0	06/14/2023	2022	No affordable housing in this development
6	0	07/13/2023	2022	No affordable housing in this development
6	0	07/31/2023	2022	No affordable housing in this development
5	0	09/15/2023	2022	No affordable housing in this development
6	0	09/21/2022	2022	No affordable housing in this development
6	0	12/08/2022	2022	No affordable housing in this development
6	0	10/28/2022	2022	No affordable housing in this development
2	0	05/12/2023	2022	No affordable housing in this development
4	0	06/29/2023	2022	No affordable housing in this development
4	0	09/05/2023	2022	No affordable housing in this development
60	0	12/27/2024	2023	No affordable housing in this development
2	0		2024	For the entire project, 1 of the 12 units is affor
3	0		2024	For the entire project, 1 of the 12 units is affor
3	1		2024	For the entire project, 1 of the 12 units is affor
6	0	02/20/2025	2024	No affordable housing in this development
5	0	02/19/2025	2024	No affordable housing in this development
60	0	02/17/2026	2024	No affordable housing in this development
5	0		2024	No affordable housing in this development
4	0		2024	No affordable housing in this development
2	0		2024	For the entire project, 1 of the 12 units is affor
5	0	03/24/2025	2024	No affordable housing in this development
2	0		2024	For the entire project, 1 of the 12 units is affor
53	5		2025	5 units affordable (1 at 50% AMI, 4 @ 70% AMI).
11	0		2025	No affordable housing in this development
3	0		2025	No affordable housing in this development
10	0		2025	No affordable housing in this development
14	0		2025	No affordable housing in this development

Total permits issued ("permitted"), per year	Total units permitted, per year	Total affordable units permitted, per year	Total fee-in-lieu collected, per year
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9	43 units	0	\$383,527
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15	81 units	0	\$0
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1	60 units	0	\$0
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rdable
rdable

11	97 units	1 unit	\$0
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rdable
rdable

5	91 units	5 units	\$0
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Address	Parcel no.	Permit no.	Status	Description
8216 NE 165634500630		BLD20-0184	ISSUED	Harle 2nd story on detached Ga
15972 82N 5631500947		BLD20-0443	FINALED	Roberts ADU (add. 1038 SF livi
19934 68T10114100285		CMB19-0680	FINALED	"Shatto 19930" detached ADU
8406 NE 145630500341		ADU21-0194	FINALED	Singh Hills Lot 1 Attached ADU
14619 84T15631500160		ADU21-0267	ISSUED	Shumate Detached ADU
15366 JUA 3649100019		ADU21-0360	FINALED	Chen Attached ADU (CMB21-0
14927 73R 0837020060		ADU21-0496	FINALED	Medveditskov Lot 1 - attached /
14705 84T15631500159		ADU21-0500	ISSUED	Clinesmith Detached ADU
6320 NE 16178700155		BLD21-0180	ISSUED	Spencer Addition & Alteration (
8325 NE 145631500160		BLD21-0266	ISSUED	Shumate Detached ADU (1,474
6313 NE 16178700041		BLD21-0363	FINALED	Atwood alteration & ADU (attac
18604 80T10126049052		BLD21-0398	FINALED	Maynes Attached ADU (ADU21
8328 NE 145631500159		BLD21-0499	ISSUED	Clinesmith Detached ADU - 1,1
8340 NE 1615130000140		CMB21-0062	FINALED	Tim House Detached ADU (201
6259 NE 208663000120		ADU20-0188	ISSUED	Han Attached ADU
8924 NE 163578700041		ADU21-0870	FINALED	Uiuiu Attached ADU
15823 64T13583300240		ADU21-0880	FINALED	Westling Attached ADU (no bld
7034 NE 163649100106		BLD22-0266	FINALED	Fontaine 560 square-foot ADU
7615 NE 163819750050		CMB22-0082	FINALED	Berther Detached ADU - 698 SF
7649 NE 202570600100		CMB22-0262	FINALED	Wright Detached ADU - 952 SF
18240 62N 6178700011		ADU23-0033	FINALED	Olson Attached ADU (BLD23-00
15733 62N 3582900225		ADU23-0163	ISSUED	15733 62ND AVE NE ADU
7023 NE 163649100144		BLD22-0559	FINALED	Gaina Attic Alteration (ADU) & S
6113 NE 161126049032		BLD23-0158	ISSUED	Establish ADU (existing) in bas
19920 73R 0114100126		BLD23-0605	FINALED	Convert garage to ADU.
7417 NE 163649100254		BLD23-0409	FINALED	Thoemke attached ADU (ADU2
8017 NE 165631500371		BLD23-0638	FINALED	SFR Remodel to establish an A
15537 61S 7403200100		BLD23-0824	ISSUED	Spelhaug residential add/alt for
15538 62N 3582900180		BLD23-0825	FINALED	SEGALL DETACHED ADU, 1,4
15059 75T13649100281		BLD24-0072	ISSUED	Convert existing attached gara
5814 NE 164027700783		BLD24-0191	ISSUED	Foster; convert attached garage
15451 81S 5631500366		BLD24-0287	FINALED	Ahmadi ADU Basement Conve
15119 81S 5631500395		BLD24-0488	ISSUED	2nd floor ADU w/ add.; 1st floor
7850 NE 141357300020		CMB23-0687	ISSUED	720SF ADU Construction
6804 NE 163579000670		BLD24-0573	ISSUED	Garcia ADU: SFR addition 995
8216 NE 169295100290		BLD25-0065	FINALED	Basement conversion to ADU; c
8809 NE 145630500086		BLD25-0106	FINALED	Convert existing 415 SF garage
6311 NE 163824100315		BLD25-0285	FINALED	967 square-foot ADU in basem
5570 NE 168123700040		BLD25-0550	ISSUED	Convert existing detached gara
14930 73R 0837020180		BLD25-0574	ISSUED	SFR attached ADU (427 SF)
16320 81S 5631501155		BLD25-0586	ISSUED	CMB14-0163/ADU final inspect
18846 66T16178930190		BLD25-0749	ISSUED	Single Family Basement Conve
16635 SIM 5634500320		CMB24-0434	ISSUED	Manufactured detached ADU 1!
7845 NE 141357300100		CMB25-0108	ISSUED	Construct new detached ADU (;

8125 NE 1:5631501077 CMB25-0396 ISSUED New detached ADU with deck

SINGLE FAMILY ACCESSORY DWELLING UNIT

ADU

1

0

Issued Total permits
Year issued, per year

2020

2020

3

2020

2021

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CITY OF KENMORE

Planning Commission

2026 Housing Strategy Plan

April 7, 2026



Agenda

- Background
- Why an Update is Needed
- 2024 Housing Element Goals
- Housing Targets by Income Level
- Key Discussion Topics
- Next Steps



Background – 2017 HSP & Key Accomplishments

2017 Tier 1 Strategies

Preserve existing affordable housing (density transfers, MHC overlay)

Review & update ADU regulations (code, fees, utilities)

Flexible re-use of tax-exempt/publicly owned sites for affordable housing

Expand density bonuses, MFTE, and density transfers for mixed-use/multifamily

Completed Since 2017

MHC protections largely complete

ADU regulations updated (2020 & 2023 state compliance)

Special permit process for affordable housing (2021)

MFTE expanded to TOD District (2019)

Renter protections adopted (2021–22)

Spencer 68 Apartments – 56 affordable units authorized

'Missing Middle' housing near transit corridors (2022 & 2025)



Why an Updated is Needed

2024 Comprehensive Plan

New Housing Element with updated goals & policies requiring implementation through an action strategy

New State Legislation

HBs 1110, 1337, 1220 mandate middle housing, ADUs, and planning for all income levels

Growth Target of 3,070 Units

2019–2044 target with specific affordability benchmarks across all income levels

DEIA Strategic Plan (2023–28)

Housing-related equity objectives require coordination with planning and land use actions

Community Change

Diversifying population, rising home values, and increasing cost burden require updated responses

\$1.06M

Average Home value
in Kenmore (2024)

25%

of Households are
Cost-Burdened

35%

of Kenmore residents
identify as BIPOC



2024 Housing Element: Key Policy Directions

Housing Supply & Diversity

Range of densities for all incomes

Up to 2 ADUs per lot (HB 1110/1337)

Mixed-use in SR-522 corridor & Downtown

Capacity for MHC, PSH, Emergency Housing

Housing Affordability

MFTE expansion & density bonuses

TOD inclusionary zoning: 25% at 50% AMI

Affordable housing near transit walkshed

Housing Choice Vouchers: 122 households

Equity & Anti-Displacement

417 parcels with historic racial covenants

Anti-displacement policies for BIPOC residents

Protect manufactured housing communities

Apply racial equity lens to all decisions

Tenant Protections & STEP Housing

Just cause eviction & rent notice rules

Emergency rental assistance programs

Plan for 587 emergency beds + 559 PSH units

STEP housing in appropriate zones (HB 1220)



Housing Targets by Income Level – Kenmore 2020-2044

Income Level	% of AMI	Target Units
Extremely Low-Income (Non-PSH)	0–30% AMI	1,063
Extremely Low-Income (PSH)	0–30% AMI	559
Very Low-Income	>30–50% AMI	483
Low-Income	>50–80% AMI	393
Moderate-Income	>80–120% AMI	160
Above Moderate	>120% AMI	412
Emergency Housing	N/A	587 beds



Key Discussion Topics for Planning Commission

Housing Production & Supply

How to accelerate lower-income unit production?
Monitoring mechanisms for 2044 targets?

Affordability Tools & Programs

Expand MFTE zones? Leverage ARCH Trust Fund?
Use City-owned land for development?

Equity, DEIA, & Anti-Displacement

Operationalize anti-displacement polices? Close
homeownership gap for BIPOC residents?

Manufactured Housing Communities

Long-term preservation strategies? Conditions for
future rezoning of 4 MHC sites north of SR-522?

Emergency & Supportive Housing (STEP)

Site selection criteria, community engagement,
design standards?
Partnerships with Hopelink, King County, others?

Community Engagement

Meaningful involvement of renters, BIPOC, and
MHC residents? Ongoing advisory mechanism?

Next Steps

April 7

Planning Commission Introduction & Q & A

Spring/Summer

Staff & ARCH continue HSP update discussions with Planning Commission

Ongoing

Community engagement with renters, BIPOC residents, and MHC community

Late 2026

Public Hearing, PC Recommendation & Council Adoption



Development Services Update: Housing Trends & Units Built



CITY OF KENMORE
DEVELOPMENT SERVICES



Introduction

Development Services Department

1. Brendan Bray, Building Plans Examiner } **Building**
2. Shelby Ball, Building Inspector } **Building**
3. Doug van Gelder, Civil Engineer } **Engineering**
4. Bridgit Baker, Construction Inspector } **Engineering**
5. Reilly Rosbotham, Planner } **Planning**
6. Kaitlin Grimm, Code Compliance Officer } **Enforcement**
7. Tessa Sithat, Permit Coordinator } **Everything else**
8. Maura Query, Admin Specialist } **Everything else**
9. Samantha Loyuk, Director } **Everything else**



Reilly



Sam

Presentation Overview

1

Broader Perspective

- State-wide Permitting Trends
- Builder Confidence
- Housing Market Snapshot

2

Local Focus: Kenmore

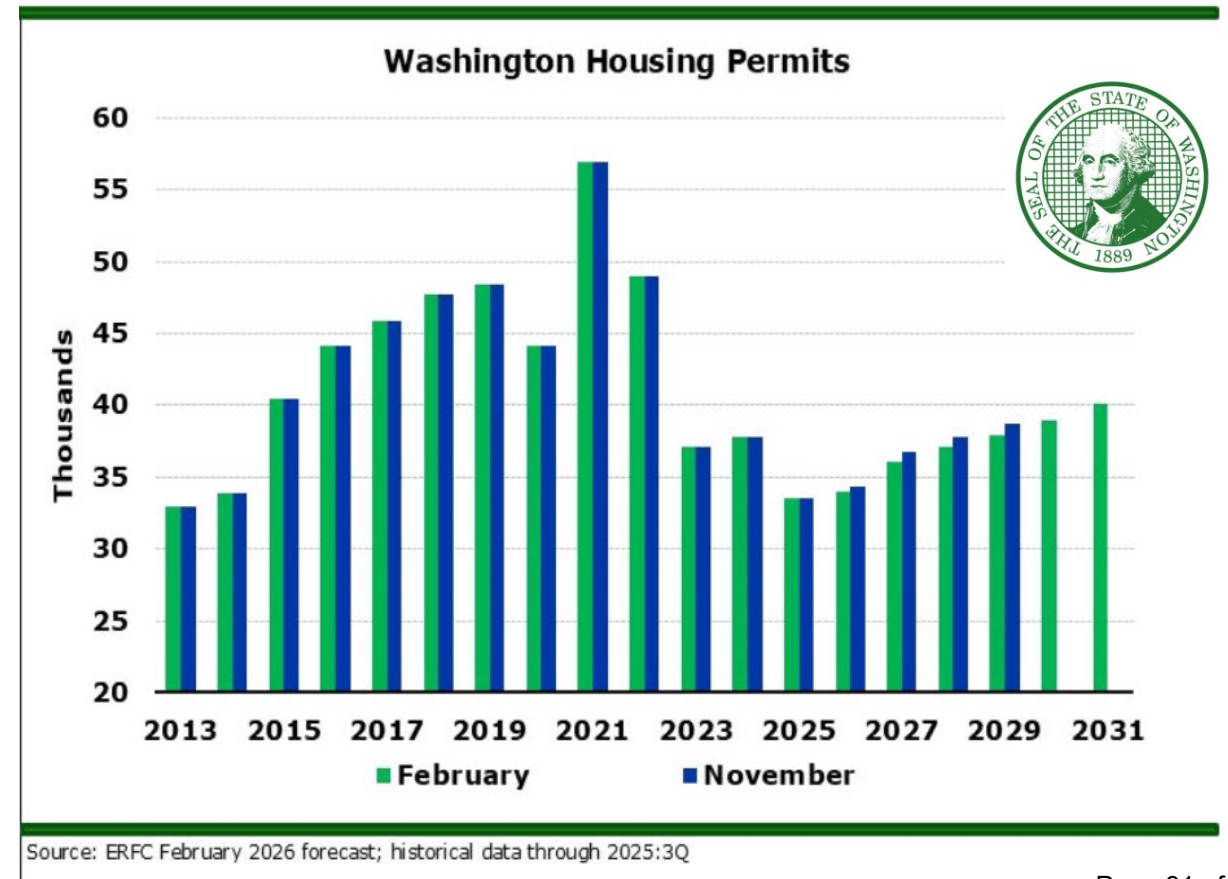
- Permit Process
- Land Use Activity
- Permitted Units
- Trends & Takeaways

Washington Residential Permitting

ERFC forecast predicts slightly slower residential construction

- Housing permit activity is expected to continue growing through 2031
- Gradual growth expected
- Housing construction may be at or near its low point
- High interest rates, affordability challenges, and low confidence have slowed development—but conditions are beginning to improve
- Builders have faced slower sales; new home inventory remains elevated despite recent declines
- Single-family permits are down 10.9% year-over-year, while multi-family permits are up 16.9%

WA housing permit forecast revised down slightly

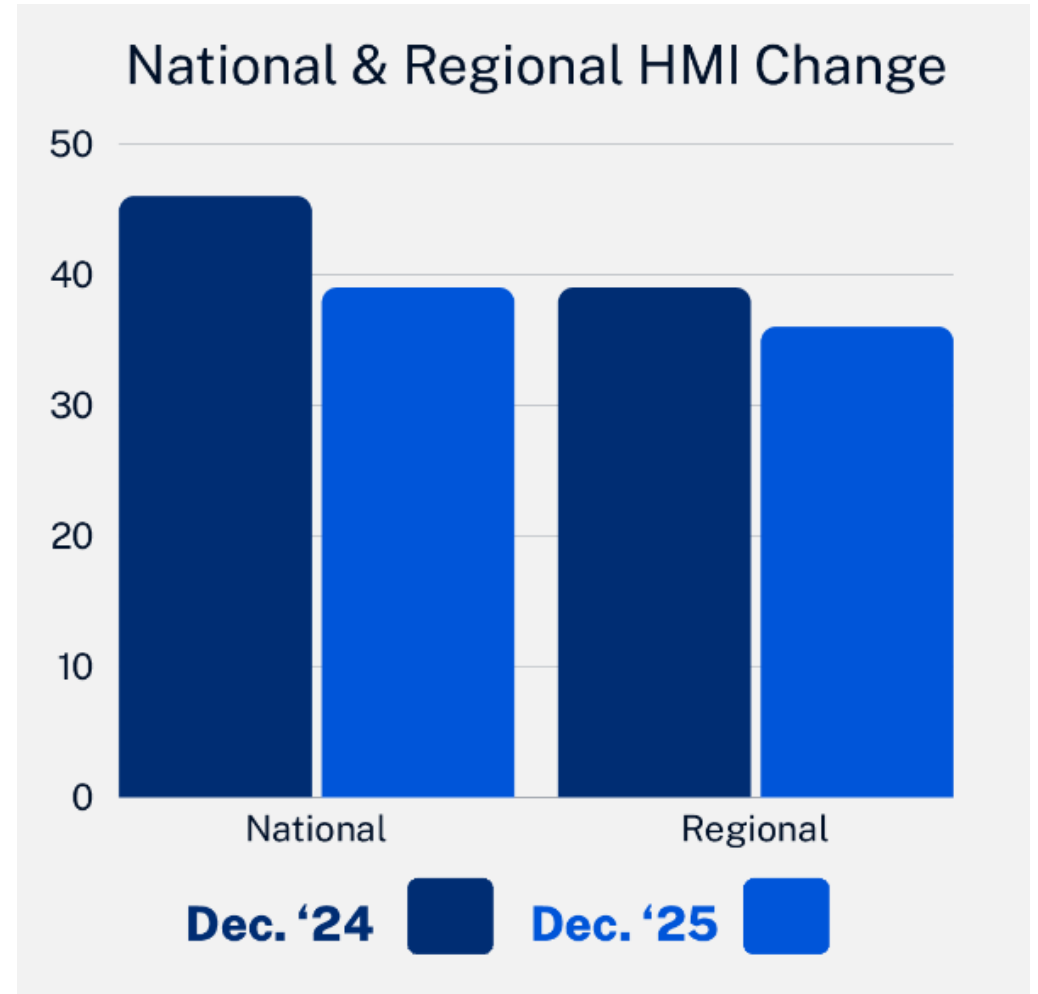


Housing Market Index (HMI)

Master Builders Association of King and Snohomish Counties (MBAKS) indicates builder confidence remains below neutral (HMI below 50):

- National HMI 39
- Regional HMI 36
- Signaling cautious near-term investment decisions

The HMI is based on a monthly survey of NAHB members designed to take the pulse of the single-family housing market. Readings above 50 indicate that a majority of builders feel confident about the current and near-term housing outlook.



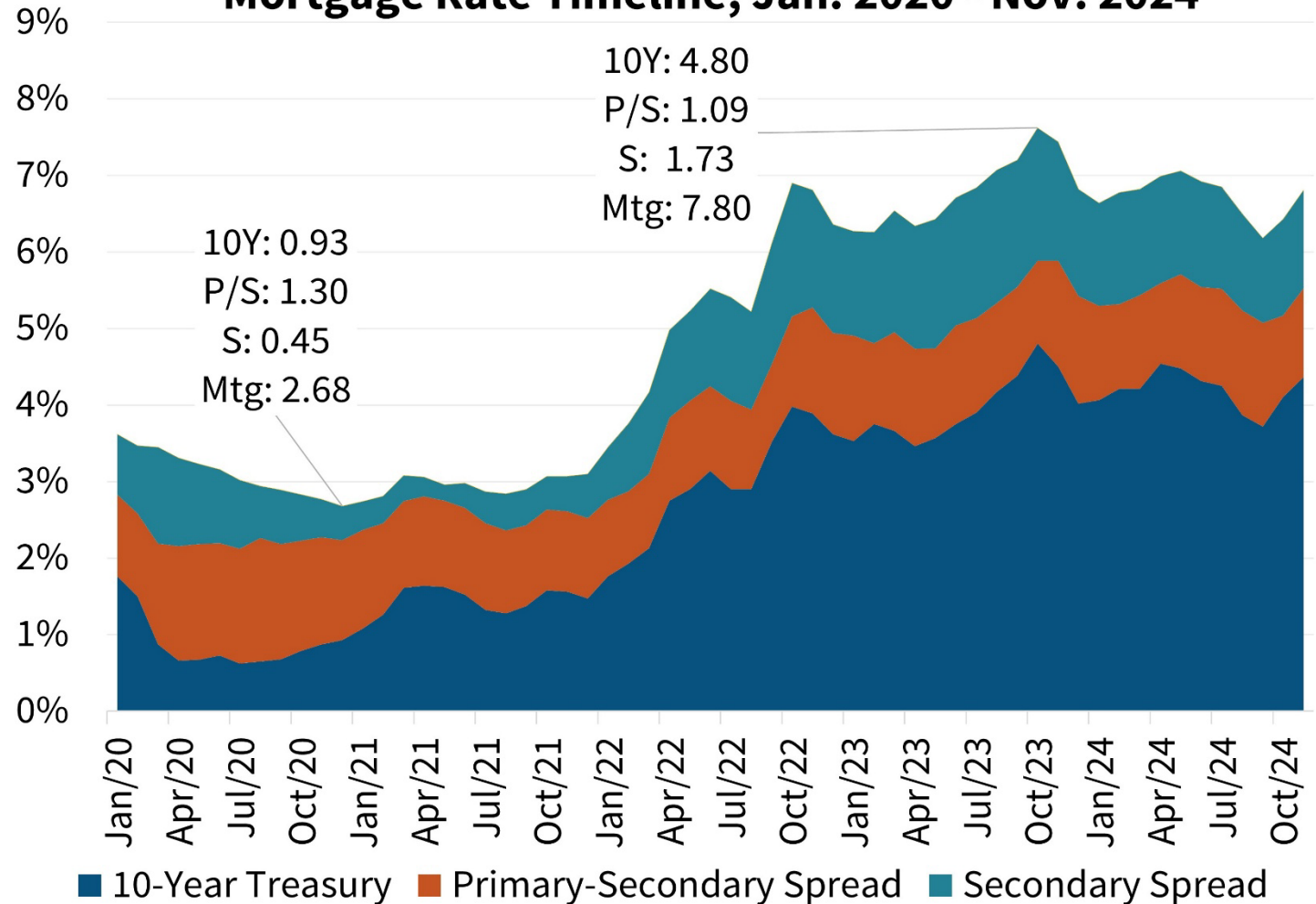
Housing Market Snapshot



Inventory & Sales (MLS)

- More homes are for sale (up 20.9%, 2024 » 2025)
- Fewer homes sold (sales down 7%, 2024 » 2025)
- Interest rates (5.98% to 6.10%)

Mortgage Rate Timeline, Jan. 2020 - Nov. 2024



Housing Market Snapshot



Inventory & Sales (MLS)

- More homes are for sale (up 20.9%, 2024 » 2025)
- Fewer homes sold (sales down 7%, 2024 » 2025)
- Interest rates (5.98% to 6.10%)
- Buyers remain limited by affordability



Can I afford to buy a house?

	3.0% Rate	6.0% Rate	Impact
Monthly Payment	\$4,216	\$5,996	+ \$1,780/month
Total Interest	\$517,760	\$1,158,382	+ \$640,622
Total Loan	\$1.52M	\$2.16M	+ 42% Total Cost

Our Neck of the Woods: Kenmore



Tracks Growth

Shows what's being built

Supports Budget Forecasting

Helps estimate permit fee revenue and tax base growth

Measures Policy Impact

Helps evaluate zoning and incentive effectiveness

Signals Economic Health

Reflects local builder confidence and investment trends

Improves Operations

Identifies review timelines, bottlenecks, and staffing needs

Guides Planning and Policy Decisions

Informs zoning and long-range development strategies

- Permit Process
- Land Use Activity
- Permitted Units
- Trends & Takeaways

Kenmore Permit Process Overview

Development Services helps customers with each step of the development process. Some steps can occur concurrently, helping to reduce overall permit timelines.

For example, short plats (9 lots or fewer) move through several stages:

1. **Pre-application**
2. **Land use and environmental review**
3. **Site improvements**
4. **Final plat**
5. **Building permits**

Feasibility and Planning

Preliminary Short Plat & SEPA
Concurrent Review

Site Development &
Recording the Final Plat Map
Concurrent Review

Construction of Homes

Current Review Times



Pre-Application
3–4 Weeks



Preliminary Short Plat & SEPA
3–6 Months



Engineering Permit
3–6 Months



Final Short Plat
2–3 Months



Building Permit
2–3 Months

*Projects that are environmentally complex, receive significant public input, or have incomplete plans or delayed responses will take longer– in some cases, much longer than the review times seen here Page 97 of 102

Land Use Activity

Land Use Applications

Year	Short Plats	Long Plats	Site Plans	Pre-Apps
2025	6	0	2	10
2024	1	1	2	24
2023	2	0	1	15
2022	4	0	2	20
2021	9	0	1	36
2020	6	0	1	18
2019	12	0	2	30
2018	8	1	1	56

- Pre-application activity declined in 2025
- Short plats, long plats, and site plan applications have stayed relatively consistent
- Land use applications fluctuate year to year, and are influenced by broader economic conditions
- **Takeaway: Overall land use activity remains steady, though a decline in pre-applications may indicate a potential slowdown in the pipeline**

Building Permit Activity

Issued Building Permits

Year	NSFR	ADU	Multi-family (units)	Affordable units	Fee-in-lieu
2025	20	11	91	5	--
2024	17	9	97	1	--
2023	30	5	60	0	--
2022	21	6	81	0	--
2021	35	11	43	0	--
2020	40	3	0	0	\$383K

Affordable Units Built

ISSUED	Beachwood II	Beachwood II Apartments; 53 market-rate units, 6 stories	MULTI FAMILY NEW	Apartment
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FINALED	Timber Townhomes	Timber Townhomes Building A (5 Units)	MULTI FAMILY NEW	Townhome
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FINALED	Balbirnie Park	Balbirnie Bldg B, 6-units (Lots 8-13) Basic	MULTI FAMILY NEW	Townhome
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FINALED	Balbirnie Park	Balbirnie Park Bldg E, 6-units (Lots 26-31) Master	MULTI FAMILY NEW	Townhome
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FINALED	Balbirnie Park	Balbirnie Park Bldg A, 6-units (Lots 2-7)	MULTI FAMILY NEW	Townhome
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ISSUED	Hiatt Springs	Hiatt Springs Townhomes Building E; Units #11 & 12 (2 units)	MULTI FAMILY NEW	Townhome
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ISSUED	Hiatt Springs	Hiatt Springs Townhomes Building C; Units #5, 6, 7 (3 units)	MULTI FAMILY NEW	Townhome
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ISSUED	Hiatt Springs	Hiatt Springs Townhomes Building D; Units #8,9,10 (3 units)	MULTI FAMILY NEW	Townhome
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FINALED	Heron's Landing	Heron's Landing Townhomes, 3-units (Trio)	MULTI FAMILY NEW	Townhome
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FINALED	Meridian Townhomes	Meridian Townhomes Bldg 1, 4-units	MULTI FAMILY NEW	Townhome
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FINALED	Meridian Townhomes	Meridian Townhomes Bldg 2, 3 units	MULTI FAMILY NEW	Townhome
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FINALED	Timber Townhomes	Timber Townhomes Building B (6 Units)	MULTI FAMILY NEW	Townhome
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Takeaways:

- Despite our efforts (and heart) to increase affordable housing, few units are actually being permitted/built
- Less than a year after the new middle housing regulations took effect, it is still too early to see meaningful permitting or construction of these housing types

Kenmore Permitting Trends

- **Land use activity** shows fewer pre-applications while land use applications remain steady
- **Homes are (still) large**
Recent NSFR permit data shows an average new home in Kenmore is ~4,000 sq. ft., plus a 2–3 car garage
- **Middle Housing activity** is emerging following code adoption in June 2025, as developers adjust strategies to include smaller homes and more diverse housing types
- **Pipeline Effect**
Fewer pre-applications today can lead to fewer building permits in future years



Rendering of a recently constructed home in Kenmore (2025)

Thank you

Questions & Discussion



Development Services

Planner@kenmorewa.gov

