

CITY OF NORTH BEND
CITY COUNCIL SPECIAL WORKSTUDY NOTES
November 1, 2022
City Hall, 920 SE Cedar Falls Way, North Bend, WA

Mayor Pro Tem Rosen called the meeting to order at 6:06 p.m.

Councilmembers Alan Gothelf, Heather Koellen, Ross Loudenback, Mary Miller and Jonathan Rosen were present. Councilmember Mark Joselyn arrived at 6:23 p.m. Councilmember Brenden Elwood was excused.

Planning Commissioners Brian Aylward, Juliano Pereira, Suzan Torguson, James Boevers, Coreen Wilson (virtual) and Hannah Thiel were present.

Staff Present: Mayor Rob McFarland, City Administrator David Miller, Deputy City Administrator/Public Works Director Mark Rigos, Community Development Director Rebecca Deming, Senior Planner Jamie Burrell, Communications Manager Bre Keveren, Human Resources Assistant Erin Mitchell and City Clerk Susie Oppedal.

Housing Needs Assessment

Community & Economic Development Director Deming explained a Housing Needs Assessment (Assessment) was required to be adopted as part of the 2024 update to the City's Comprehensive Plan. Ms. Deming and Senior Planner Burrell provided a presentation on the draft fundings of the Assessment which included:

1. Housing Needs Assessment Overview & Draft Findings

- Population Growth 2010 – 2022 (Carnation, Duvall, North Bend & Snoqualmie) – Addition of 9,807 Residents with most growth in Snoqualmie, North Bend and Duvall
- Socio-Economic Overview – Younger Families, Larger Household Size, Higher Income
- Attainable Housing Thermometer (Average Earnings & Estimated Attainable Rent/Mortgage)
- Regional Home Prices are Rising – Median Home Values near or above \$1 Million
- Rents are also Increasing – Monthly Rents up 5%-8% per year
- Severe Rental Cost Burdens – 42% of North Bend Households
- Housing Inventory by City – North Bend less Single Family Detached but more Townhouses/Plexes/Multi-Family than other Valley Cities
- Regional Housing Target: 2044 – Valley Region Target of 2,656 Additional Dwellings

- Middle Housing Examples – Townhomes, Cottages, Apartments & Accessory Dwellings
- Buildable Land Report (BLR) Findings – County Shortfall of Buildable Residential Land, Valley Inadequate Residential Capacity, North Bend Housing Capacity Exceeds Targets
- North Bend 2044 BLR Capacity Analysis – 1,748 Net New Dwellings

2. Next Steps

- Refine Housing Needs Assessment Report (November)
- Housing Action Plans for Snoqualmie Valley Cities (December – January)
- Community Involvement
- Comprehensive Plan Amendments (1st & 2nd Quarter 2023)

3. Housing Policy Considerations

- Housing Policy Considerations – Techniques, Considerations, Reduce Barriers, Optimizes Public Investment & Proactive Strategies
- Policy Categories – Strategies to Meet Future Housing Needs
- Examples – Impact Fee Scaling, Cottage Clusters, Land Banking & Partnerships

Council, Commissioners and Staff discussed the following: what Assessment encompasses, affordable housing inventory, state funds for subsidized housing, income levels for subsidized/affordable housing, coordination of regional (unincorporated North Bend area) decisions, impact fees, ARCH funding, zoning on donated property (for high density homes), Assessment/Action Plan implication on Comprehensive Plan, King County planning policies, 2020 Census statistics on housing (single-family, duplexes, etc.) and data used for plan, silent generation (senior baby boomers), effective design/zoning elements, implication if targets not met, zoning changes, annexations, Comprehensive mid-plan check-in (5 in 10 year cycle), housing/income level ratio, Comprehensive Plan/Puget Sound Regional Council and eligibility to compete for funds, removal of local control and Planning Commission efforts.

Adjournment

The workstudy closed at 6:48 p.m.

ATTEST:

Jonathan Rosen, Mayor Pro Tem

Susie Oppedal, City Clerk