



## **SPECIAL OPEN HOUSE AND PUBLIC HEARING OF THE NORTH BEND PLANNING COMMISSION Wednesday March 1, 2023, 5:30 PM**

**PLEASE NOTE: This meeting will be held at City Hall, 920 SE Cedar Falls Way, North Bend, WA.**  
Members of the public may choose to attend in person or by teleconference. As the in-person/teleconference hybrid meeting option is new technology to City Staff it is strongly encouraged that members of the public that are attending by teleconference provide comments in advance of the meeting.

### **AGENDA**

- 1) Call to order and roll call**
- 2) Opportunity for public comment on non-agenda items (3 minutes per person)**
- 3) Approval of Minutes of February 15, 2023 Planning Commission Meeting**
- 4) 5:30p.m. Housing Needs Assessment and Housing Action Plan Open House with Presentation beginning around 6p.m.**
- 5) 6:30p.m. Public Hearing on Housing Needs Assessment and Housing Action Plan**
- 6) Adjournment by 8:30 unless otherwise approved by Commission.**

The meeting is available online meeting via Zoom. Click the link below to join the meeting or dial in via telephone via the number below. You will be required to have a registered Zoom Account and display your full name to be admitted to the online meeting. See further instructions on Zoom meeting participation on the next page following the agenda. To sign up for a Zoom account: <https://zoom.us/join>

Join Zoom Meeting

<https://us02web.zoom.us/j/85315791586?pwd=ems4a3dSeDhVUzROck9pZIVZNGdDUT09>

Meeting ID: 853 1579 1586

Passcode: 566176

Dial by your location +1 253 215 8782 US (Tacoma)

Find your local number: <https://us02web.zoom.us/u/kqr3VgVL>

Agenda & Package distribution by hard copy: Planning Commissioners requesting it, City Hall Front Desk.

Agenda & Package distribution by e-mail: Mayor, Council, Planning Commission, Administrator, City Clerk, City Attorney, CED Director, other relevant staff.

Agenda and packet are also available to the public from Notify Me via the City's website.



## GUIDELINES FOR CITIZEN PARTICIPATION At Planning Commission Meetings

### **General Online Meeting Public Comment Instructions.**

1. **Written public comments** may be submitted by email to [rdeining@northbendwa.gov](mailto:rdeining@northbendwa.gov). Comments must be provided no later than 4:30pm the day of the meeting, so that a copy can be forwarded to the Planning Commission prior to the meeting.
2. **Spoken public comments using a computer or smartphone** will be accepted through the teleconference meeting. You will need to be logged into your Zoom account and display your full name to be admitted to the meeting.
  - a. You can download the Zoom client or connect to the meeting in-browser. If using your browser, make sure you are using a current up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
  - b. You can download the Zoom application onto your phone from the Apple App Store or Google Play Store and enter the meeting ID.
  - c. You will need to enter the Meeting ID and Password to join the meeting, listed on the meeting invite links.
  - d. You may be asked to enter an email address and name. We request that you identify yourself by name, as this will be visible online and will be used to notify you that it is your turn to speak.
  - e. Please use the "Chat Feature" to indicate you wish to speak. The Chat feature can be accessed by clicking on the chat button, typing your message with your name and address, and tapping send. You will then be called at the appropriate time. Please limit your remarks to the 3-minute time limit.
3. **Spoken public comments using a phone.** Use the telephone number listed on the meeting invite links. When you wish to speak on an agenda item hit \*9 on your phone so we know that you wish to speak. You will be asked to provide your first and last name along with your address before providing your comments. When called, please limit your remarks to the 3-minute time limit allotted.

**Citizen Participation and Contribution.** Citizens are welcome and encouraged to attend all Planning Commission meetings and are encouraged to participate and contribute to the deliberations of the Commission. Recognition of a speaker by the Planning Commission Chair is a prerequisite to speaking and is necessary for an orderly and effective meeting. It will be expected that all speakers will deliver their comments in a courteous and efficient manner. At any time during the meeting anyone making out-of-order comments or acting in an unruly manner will be subject to removal from the meeting.

**Right to Speak at Public Hearing.** Any person has the right to speak at any Public Hearing on the item on the agenda after the staff report and any clarifying questions of the Planning Commission, but before the Planning Commission has discussed the item and action is taken. Speakers are requested to supply their contact information requested on the sign-in sheet to assist the Clerk with the Minutes.

**Manner of Addressing Planning Commission.** Each person desiring to address the Planning Commission shall stand, state his/her name and address for the record, and unless further time is granted by a majority of the Planning Commission, must limit his/her remarks to three (3) minutes. All remarks shall be addressed to the Chair of the Planning Commission and not to any member individually. All speakers shall be courteous and shall not engage in, discuss or comment on personalities or indulge in derogatory remarks or insinuations.

**Spokesperson for Group of Persons.** In order to expedite matters and to avoid repetitious presentations, delay or interruption of the orderly business of the Planning Commission, whenever any group of persons



wishes to address the Planning Commission on the same subject matter, it shall be proper for the Chair of the Planning Commission to request that a spokesperson be chosen by the group to address the Planning Commission.

**Items Not on the Agenda (Citizen's Comments).** The Chair of the Planning Commission will provide an opportunity for Citizens to speak on any subject that is not part of the Planning Commission Agenda for that night's meeting. Each person desiring to address an item that is not on the Planning Commission Agenda shall stand, state his/her name and address for the record, state the subject he/she wishes to discuss, if he/she is representing a group or organization the name should be stated, and unless further time is granted by a majority of the Planning Commission, must limit his/her remarks to three (3) minutes. Speakers are requested to supply the contact information requested on the sign-in sheet to assist the Clerk with the Minutes.

**JOINT MEETING  
NORTH BEND PLANNING & PARKS COMMISSIONS  
- ACTION MEETING MINUTES -**

Wednesday, February 15, 2023, 6:30 – 8:30 PM  
In Person & Virtual Online Meeting

**PLEASE NOTE: This meeting will be held at City Hall, 920 SE Cedar Falls Way, North Bend, WA.**  
Members of the public may choose to attend in person or by teleconference. As the in-person/teleconference hybrid meeting option is new technology to City Staff it is strongly encouraged that members of the public that are attending by teleconference provide comments in advance of the meeting.

*Also, Please Note: A complete video recording of this meeting is available on the City of North Bend YouTube website, at [www.youtube.com](http://www.youtube.com) under: City of North Bend*

## **AGENDA ITEM #1: CALL TO ORDER**

The meeting was called to order at 6:30 PM.

## ROLL CALL

Planning Commissioners present: Brian Aylward, James Boevers, Olivia Moe, Juliano Pereira, Hannah Thiel, Suzan Torguson (Chair), and Errol Tremolada. Park Commissioners present: Mark Correira, Brian Duncan, Minna Rudd, Tim Talevich, and Eric Thompson. Parks Commissioners Kyle Braun and Paige Robbins were absent. City Staff Present: Mike McCarty, Principal Planner; and Rebecca Deming, Community & Economic Development Director.

## **AGENDA ITEM #2: Opportunity for Public Comment**

No comments were offered.

**AGENDA ITEM #3: Approval of February 1, 2023 Planning Commission Meeting Minutes**

Commissioner Moe made a Motion to Approve the February 1, 2023 Planning Commission Meeting Minutes. Commissioner Pereira Seconded the Motion. The Motion was Approved 7-0.

**AGENDA ITEM #4: Approval of January 25, 2023 Parks Commission Meeting Minutes**

Commissioner Thompson made a Motion to Approve the January 25, 2023 Parks Commission Meeting Minutes. Commissioner Duncan Seconded the Motion. The Motion was Approved 4-0.

## AGENDA ITEM #5: Updated Parks Element for the 2024 Comprehensive Plan Amendments

### **a) Introduction and staff presentation**

Mike McCarty made an introduction and provided a staff introduction to the Proposed Update to the Parks Element for the 2024 Comprehensive Plan.

## b) Public Hearing

3) Public Hearing

- Ward Bettes, 225 Sydney Ave. North, North Bend, WA spoke.
- Garner Vinnedge, 205 Taylor Ave. South, North Bend, WA spoke.
- Sandra Larson Tevis, 223 Taylor Ave. South, North Bend, WA spoke.
- Craig Glazier, 12414 – 412<sup>th</sup> Ave. SE, North Bend, WA spoke.
- Jesse Thompson, 231 Sydney Ave. South, North Bend, WA spoke.
- Chris Newell, 249 Bendigo Blvd. North, North Bend, WA spoke.

**c) Deliberation and Possible Recommendation – Parks Commission and Planning Commission**

1 Mike McCarty addressed questions raised by members of the public during the public hearing. There was discussion  
2 between the Parks and Planning Commissions. No recommendation was made on the Proposed Update to the  
3 Parks Element for the 2024 Comprehensive Plan.

4

5 **AGENDA ITEM #5 – Adjournment by 8:30 PM Unless Otherwise Approved by the Planning**  
6 **Commission**

7 The Meeting Adjourned at 7:57 PM.

8

9 **NEXT PLANNING COMMISSION MEETING:** The next meeting of the Planning Commission will be on  
10 Wednesday, March 1, 2023.



BLUELINE

City of North Bend

# Housing Needs Assessment

March 1, 2023



# Agenda

- Background Information
- Housing Needs Assessment (HNA)
  - Community Overview
  - Housing Conditions
  - Gap Analysis
- Next Steps
- Questions

# Background Information

- WA Dept of Commerce Funding
- Housing Action Plan (HAP)





# Timeline

## Housing Needs Assessment (May 2022 – Jan. 2023)

- Data Collection
- Analysis
- Comparison
- Overview of Housing in North Bend

## Public Participation (Jan. – April 2023)

- Fill Needs Assessment Gaps
- Goals/Objectives
- Community Outreach

## Housing Action Plan (March – June 2023)

- Strategies
- Policies
- Action Plan
- Council Adoption



# Housing Needs Assessment (HNA)

- Data collected and analyzed to provide a baseline of information for the City
- Divided into three main sections:
  - Community Overview
  - Housing Conditions
  - Gap Analysis

- Data Sources for HNA:
  - Puget Sound Regional Council (PSRC)
  - Washington State Office of Financial Management (OFM)
  - King County County Buildable Lands Report
  - US Census Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES)
  - American Community Survey (ACS)
  - Comprehensive Housing Affordability Strategy (CHAS)
  - National Housing Preservation Database (NHPD)
  - Zillow

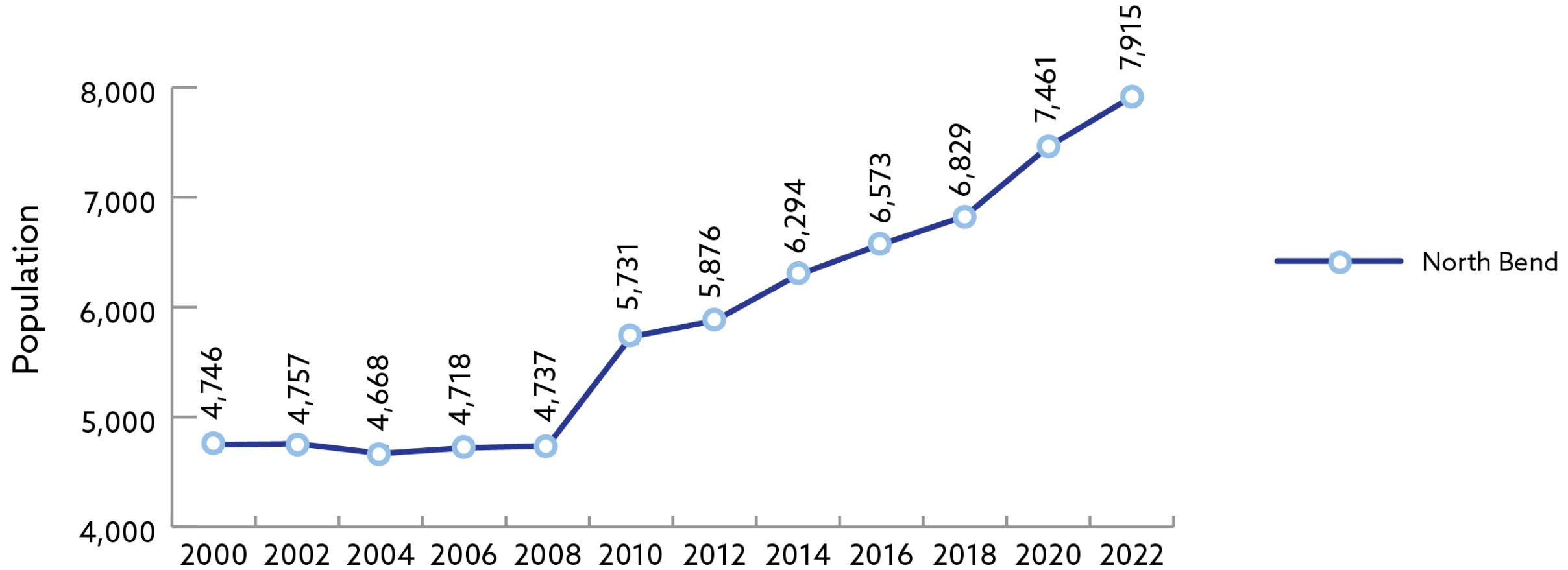


City of North Bend

# 1: Community Overview



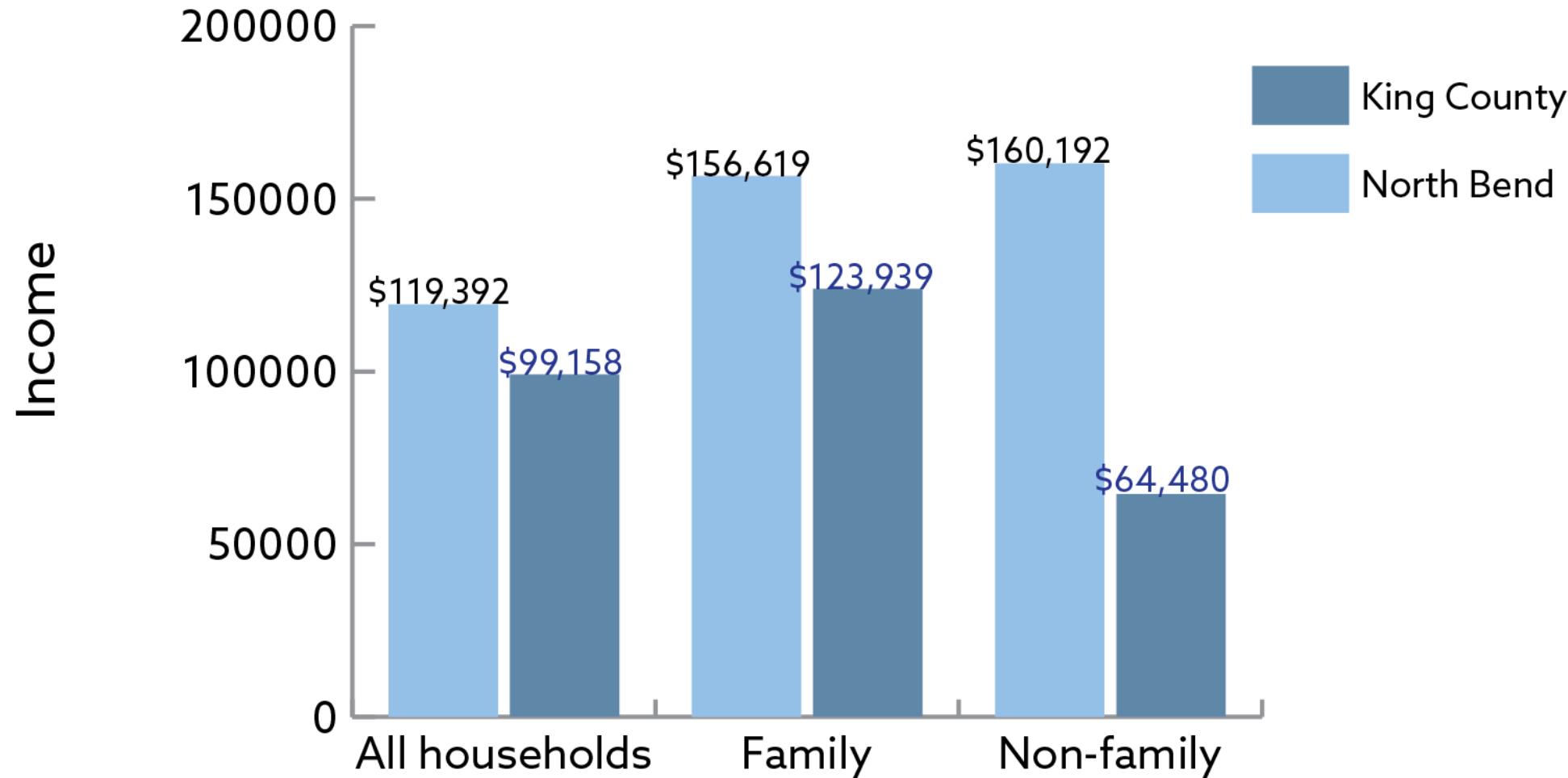
# Population



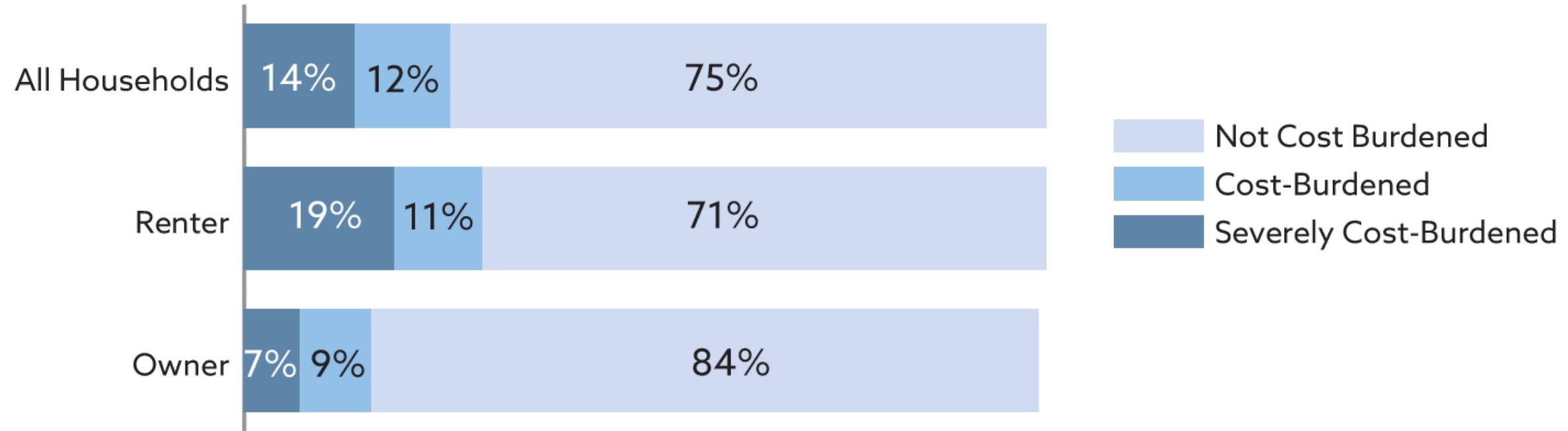
Source: OFM, 2021. Postcensal Estimates of April 1 Population, 1960 to Present;  
OFM, 2021. Intercensal Estimates of April 1 Population, 1960 to Present



# Income

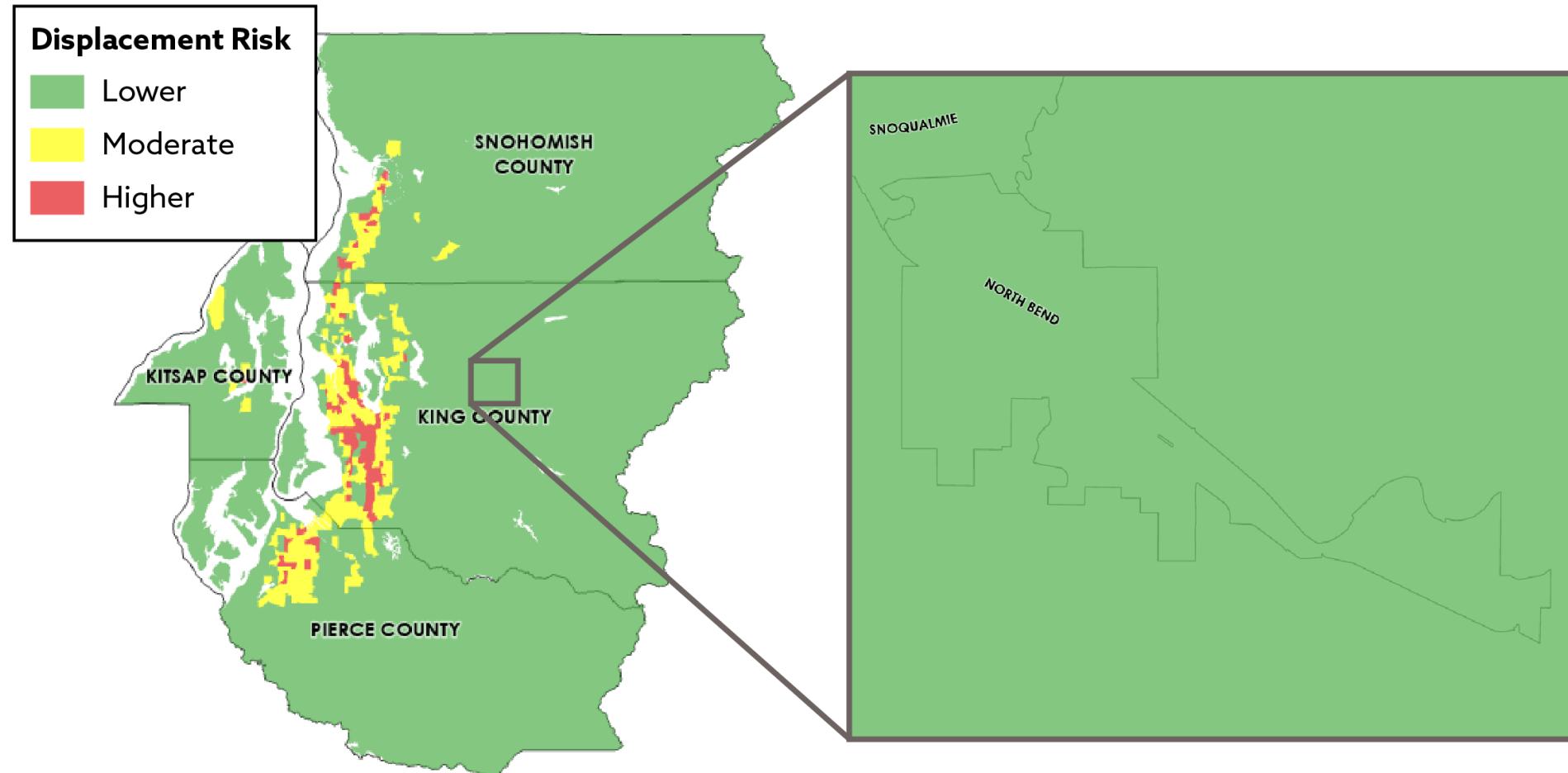


# Households



*Source: HUD Office of Policy Development and Research. (2019) Comprehensive Housing Affordability Strategy*

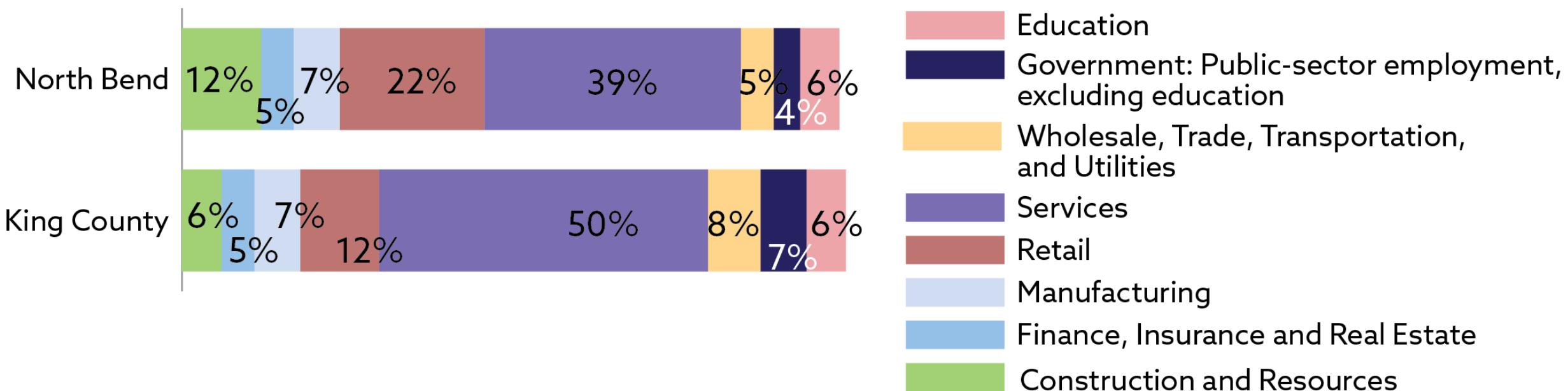
# Displacement



*Source: Data collected from American Community Survey (ACS), U.S. Census Bureau; Consolidated Housing Affordability Strategy (CHAS), U.S. Department of Housing & Urban Development (HUD); Google; County elections data; Puget Sound Regional Council.*

# Jobs

PSRC Covered Employment Estimates by Jurisdiction

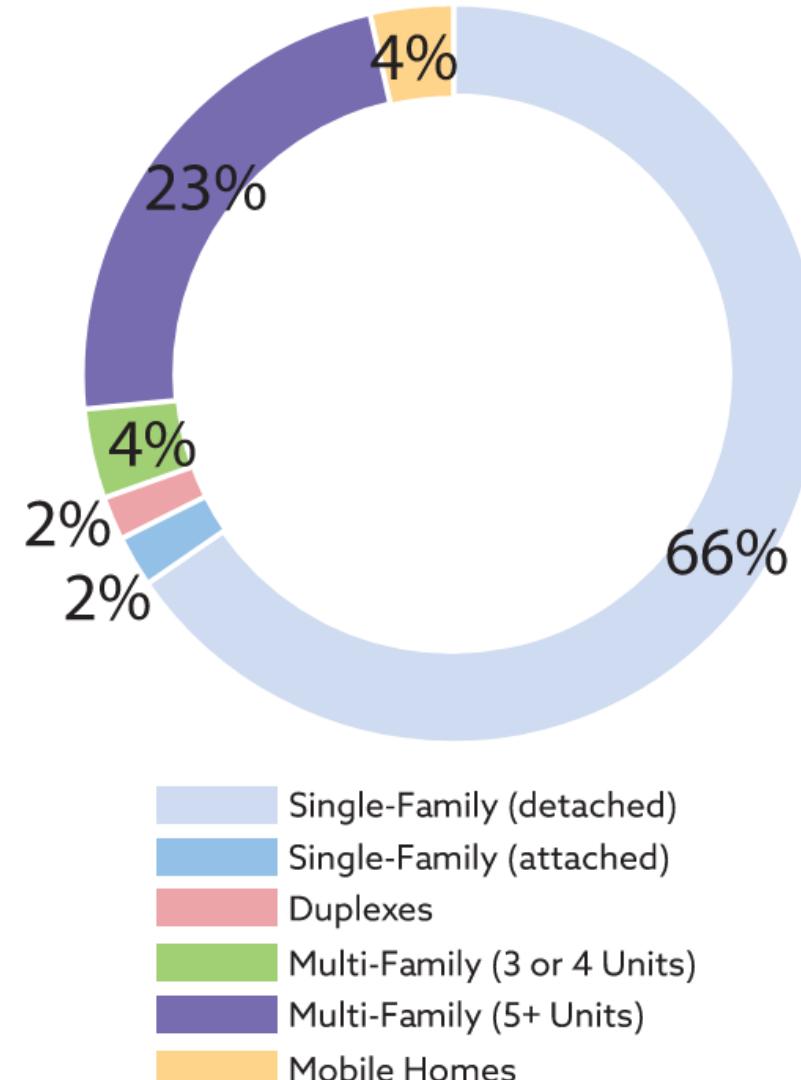




City of North Bend

## 2: Housing Conditions

# Inventory

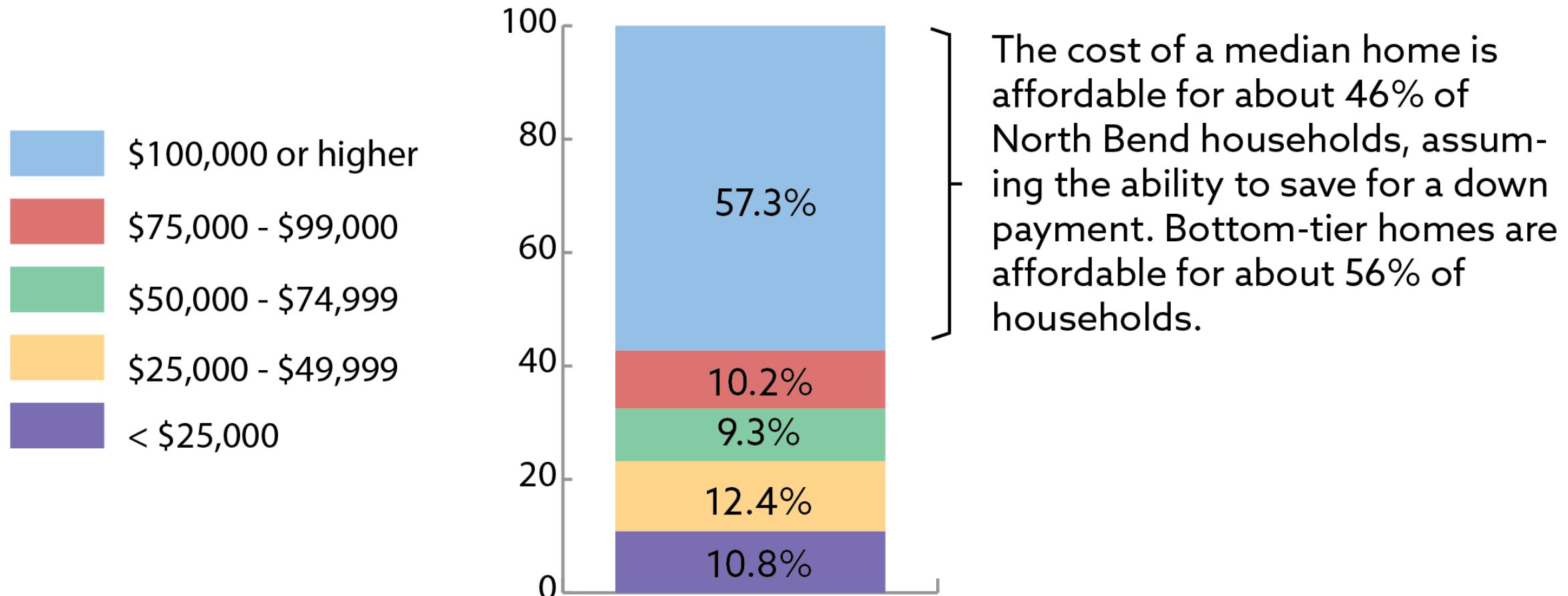


BUILT DATE	PERCENTAGE
Built 2014 or later	6%
Built 2010 to 2013	6%
Built 2000 to 2009	6%
Built 1990 to 1999	35%
Built 1980 to 1989	13%
Built 1970 to 1979	17%
Built 1960 to 1969	8%
Built 1950 to 1959	3%
Built 1940 to 1949	3%
Built 1939 or earlier	4%

Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table DP04, Selected Housing Characteristics

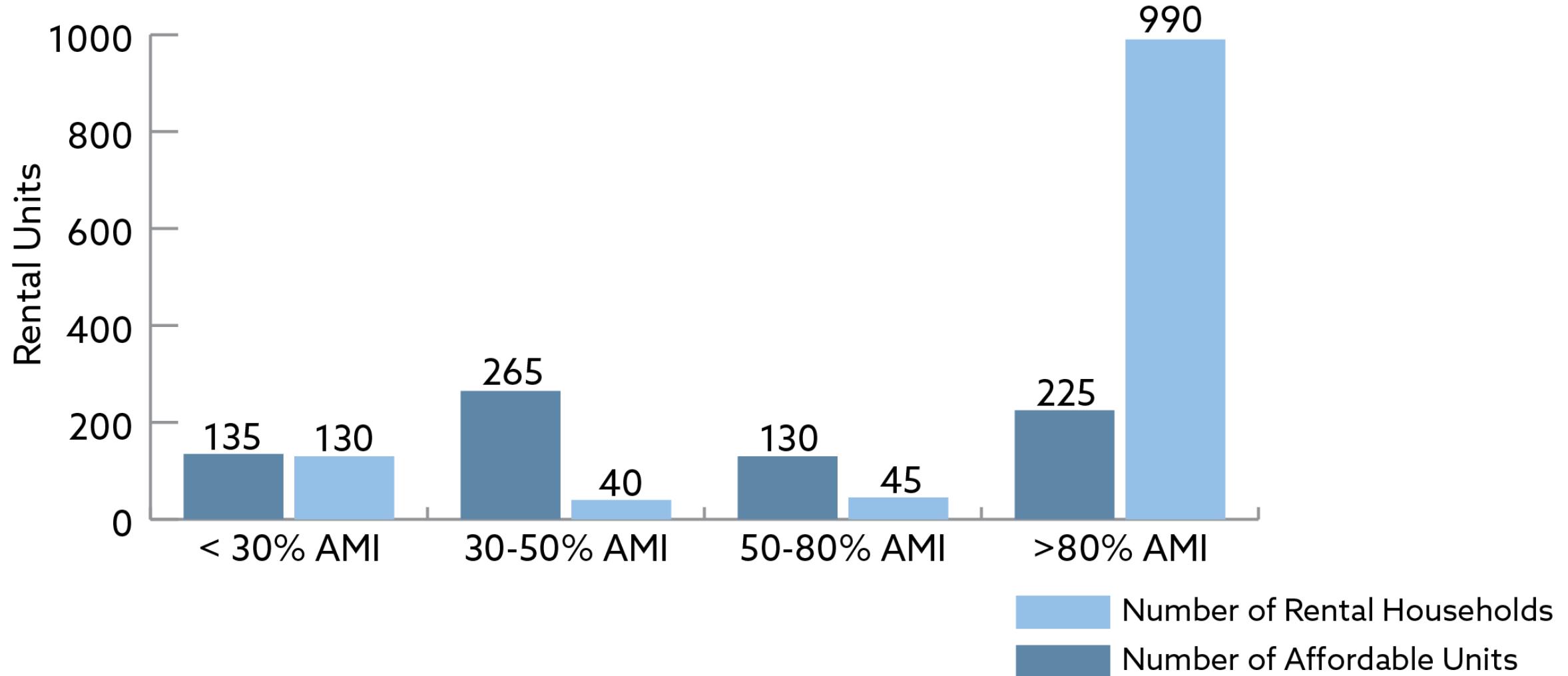
# Home Ownership

Percentage of Households by Income Bracket



Source: The Census Bureau. (2020) 2016-2020 ACS 5-year estimates. Table S1901, Income in the past 12 Months (in 2020 Inflation-adjusted Dollars)

# Rental Housing



# Subsidized Housing

PROPERTY	TARGET POPULATION	MANAGEMENT	TYPE	SUBSIDIZED UNITS
Cascade Park	Elderly	Non-profit	RHS 515	<b>28 Units:</b> (27) 1-bedroom, (1) 2- bedroom
Si View	Family	Non-profit	RHS 515	<b>20 Units:</b> (20) 1-bedroom
Sno Ridge Apartments	Elderly	Profit motivated	Section 8	<b>40 Units:</b> (40) 1-bedroom

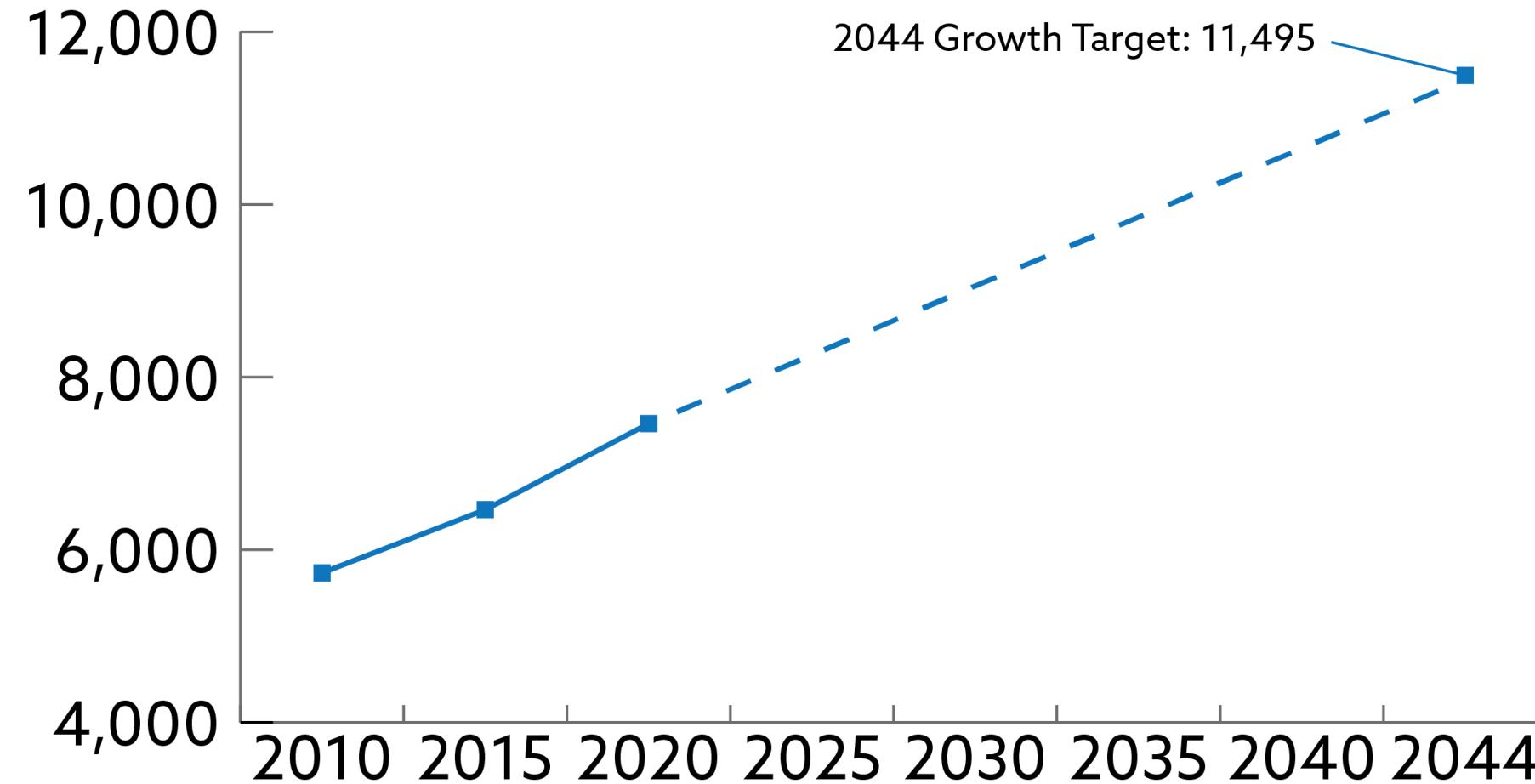


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# 3: Gap Analysis



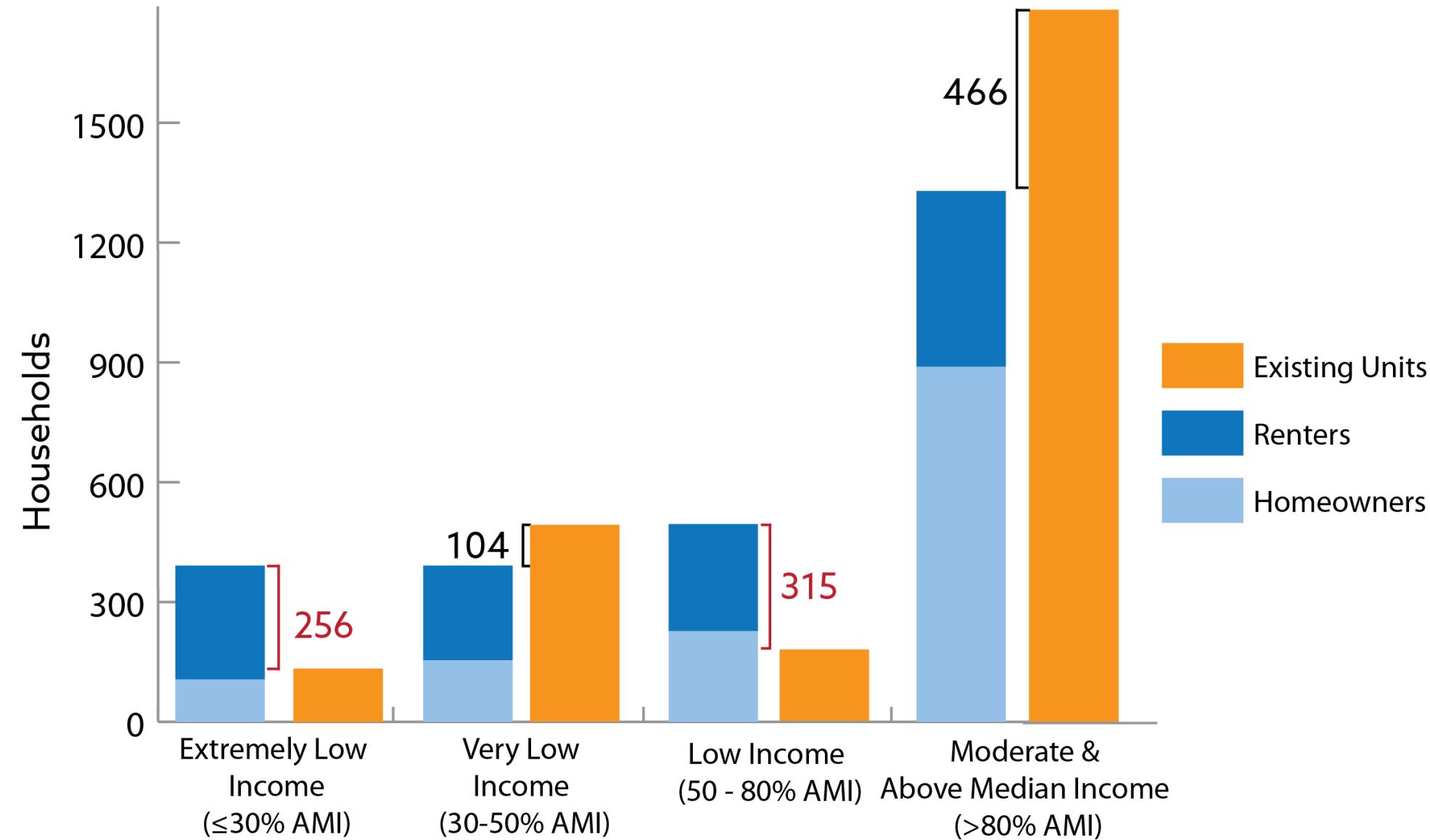
# Population Growth to 2044



Sources: King County Office of Performance. (2021) 2021 King County Urban Growth Capacity Report. Exhibit 55. DRAFT King County Jurisdiction Growth Targets, 2019-2044. OFM. (2021). Postcensal Estimates of April 1 Population, 1960 to Present.

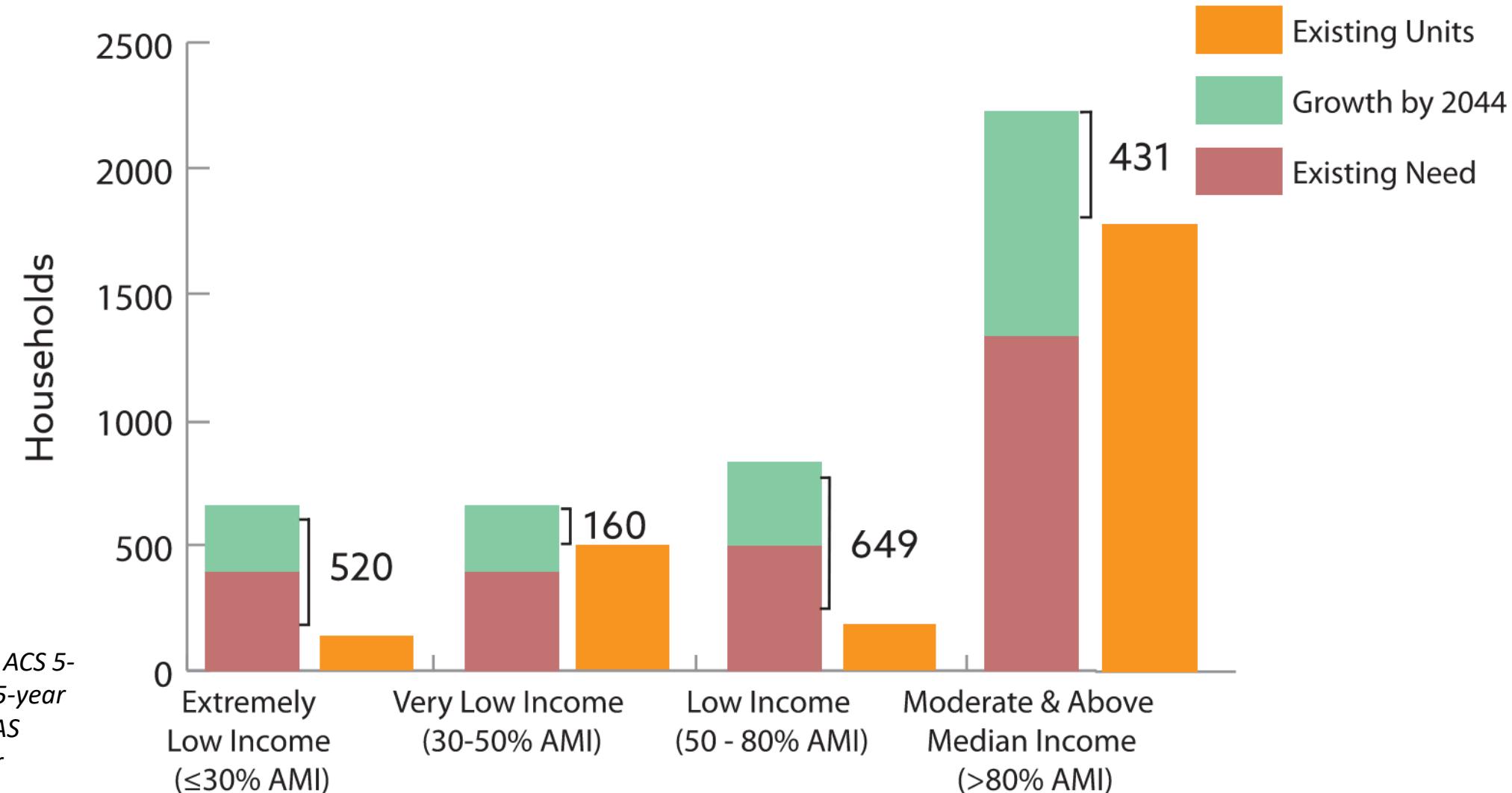
# Current Housing Gap

## Housing Needs, Existing Supply, and Gap/Surplus by Income Level



Sources: OFM, 2020; 2014-2018 ACS 5-year estimates; 2016-2020 ACS 5-year estimates; PSRC, 2019; HUD CHAS (based on ACS 2014-2018 5-year estimates); [King County], 2021.

# Future Housing Gap



Sources: OFM, 2020; 2014-2018 ACS 5-year estimates; 2016-2020 ACS 5-year estimates; PSRC, 2019; HUD CHAS (based on ACS 2014-2018 5-year estimates); [King County], 2021.

# Housing Location Affordability Index

Source: HUD Office of Policy Development and Research  
 Comprehensive Housing Affordability Strategy, 2019

HOUSEHOLD PROFILE	SHARE OF INCOME SPENT ON	PERCENTAGE	HOUSEHOLD PROFILE	SHARE OF INCOME SPENT ON	PERCENTAGE
Median-Income Family 	Transportation	23%	Retired Couple 	Transportation	16%
	Housing	25%		Housing	33%
	Housing + Transportation	49%		Housing + Transportation	48%
Very Low-Income Individual 	Transportation	70%	Single-Parent Family 	Transportation	32%
	Housing	47%		Housing	37%
	Housing + Transportation	117%		Housing + Transportation	69%
Working Individual 	Transportation	29%	Moderate-Income Family 	Transportation	22%
	Housing	28%		Housing	30%
	Housing + Transportation	57%		Housing + Transportation	52%
Single Professional 	Transportation	12%	Dual-Professional Family 	Transportation	16%
	Housing	18%		Housing	21%
	Housing + Transportation	31%		Housing + Transportation	37%



City of North Bend

# Next Steps



# Timeline

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# QUESTIONS?