



**PUBLIC HEARING and REGULAR MEETING OF THE  
NORTH BEND PLANNING COMMISSION  
Wednesday May 3, 2023, 6:30 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, Planning Commission**
- 2) Opportunity for public comment on non-agenda items (3 minutes per person)**
- 3) Approval of Minutes of April 19, 2023 Planning Commission Meeting**
- 4) Housing Action Plan**
  - a) Staff and Consultant Introduction**
  - b) Hearing, deliberation and recommendation**
- 5) Legislative Q&A if time**
- 6) Adjournment by 8:30 unless otherwise approved.**

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>

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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 [rdeming@northbendwa.gov](mailto:rdeming@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 though 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 OF THE  
NORTH BEND PLANNING COMMISSION AND THE NORTH BEND PARKS COMMISSION  
- ACTION MEETING MINUTES -  
Wednesday, May 3, 2023, 6:30 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 Fitzgibbon, Olivia Moe, Juliano Pereira, Suzan Torguson (Chair), Hannah Thiel, and Errol Tremolada. Commissioner Boevers is absent.

Park Commissioners present: Tim Talevich, Eric Thompson, Brian Duncan, Paige Robbins, and Kyle Braun. Commissioner Correia and Commissioner Rudd are absent.

City Staff Present: Mike McCarty, Principal Planner; Rebecca Deming, Community & Economic Development Director.

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

No comments were offered.

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

Commissioner Thiel made a Motion to Approve the February 15, 2023 Planning Commission Meeting Minutes. Commissioner Moe Seconded the Motion. The Motion was Approved 6-0.

**AGENDA ITEM #4: Approval of February 15, 2023 Planning and Parks Commission Meeting Minutes (Planning Commission already provided Approval at the March 1, 2023 Planning Commission Meeting**

Commissioner Duncan made a Motion to Approve the February 15, 2023 Parks and Planning Commission Joint Meeting Minutes. Commissioner Talevich Seconded the Motion. The Motion was Approved 5-0.

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

**a) Staff Introduction**

Principal Planner Mike McCarty introduced amendments provided since the last joint meeting.

**b) Deliberation and possible recommendation – Parks Commission and Planning Commission**

Commissioners provided some minor corrections and edits that staff will incorporate.

For the Planning Commission: Commissioner Moe made a Motion to recommend to the City Council Approval of the updated Parks Element of the Comprehensive Plan for Adoption with the rest of the 2024 Comprehensive Plan Update. Commissioner Thiel Seconded the Motion. The Motion was Approved 6-0.

1 For the Parks Commission: Commissioner Braun made a Motion to recommend to the City Council Approval of  
2 the updated Parks Element of the Comprehensive Plan for Adoption with the rest of the 2024 Comprehensive Plan  
3 Update. Commissioner Thompson Seconded the Motion. The Motion was Approved 5-0.

4

5 **AGENDA ITEM #6: Adjournment by 8:30 PM unless otherwise approved by the Commission**

6 The Meeting Adjourned at 7:00 PM.

7

8 **NEXT PLANNING COMMISSION MEETING:** The next meeting of the Planning Commission will be on  
9 Wednesday, May 3, 2023.



## **Staff Report and Planning Commission Recommendation For Housing Action Plan**

**Meeting Date:** May 3, 2023

**Proponent:** City of North Bend

**Staff Recommendation:** A Motion to recommend City Council approval of the proposed Housing Action Plan and associated materials to fulfil Washington State Department of Commerce Grant Commitments.

### **I. Purpose of Proposed Plan:**

This Housing Action Plan (HAP) is made possible by a grant administered by the Washington State Department of Commerce through Engrossed Second Substitute House Bill 1923, commonly referred to as HB 1923. This work will inform the 2024 Comprehensive Plan Update to the Housing and Land Use Element.

The purpose of the Housing Action Plan is to develop a single report that defines community needs, analyzes projected needs, and identifies the most appropriate strategies and implementation actions that promote greater housing opportunities at all income levels.

A Housing Needs Assessment was first developed for the City to summarize key data points on community demographics, employment, income, housing conditions, and affordability, and an analysis of the gaps in housing serving different income bands. The City engaged in multiple ways and various points throughout this process with a Housing Survey, drawing contest at North Bend Elementary, interviews with stakeholders, residents and those employed in North Bend.

### **II. Planning Commission Review**

The Planning Commission reviewed the work at multiple meetings:

- November 1, 2022 Special Council and Planning Commission Workstudy
- December 8, 2022 Housing Needs Assessment/Housing Action Plan Discussion
- March 1, 2023 Housing Needs Assessment and Housing Action Plan Open House and Public Hearing
- April 5, 2023 Housing Action Plan Strategies and Summaries were emailed due to lack of Quorum
- May 3, 2023 Housing Action Plan Hearing and Recommendation

### **III. Housing Action Plan Strategies**

High level actions proposed in the document include the following:

## **Strategy A: Adapting to Community Needs**

**Guiding Principle: Cultivate governance that provides for North Bend's future housing, infrastructure, aesthetic, and community needs.**

Goal 1: Foster development that reflects the community's vision for their city and its housing needs.

- A.1.1: Create inventory of short-term rental units
- A.1.2: Preserve existing affordable housing units within the city
- A.1.3: Encourage workforce and mixed-use housing to support businesses that provide critical amenities that support the needs of North Bend residents.
- A.1.4: Consider and implement housing strategy recommendations from the Economic Action Plan in support of increasing housing supply and diversity.
- A.1.5: Consider a subarea plan that fosters a community-supported vision for the downtown housing stock and economy. Consider implementing alongside a non-project environmental impact statement.

Goal 2: Ensure infrastructure needs are developed concurrently with new housing.

- A.2.1: Apply for state and federal grants to fund utility infrastructure projects.
- A.2.2: Reassess impact fees to ensure they remain an adequate and appropriate source of funding.
- A.2.3: Consider a rate study to investigate alternative methods for fee structure (by square footage, bedrooms, etc.) to fund service extensions without overburdening small development projects.
- A.2.4: Make strategic infrastructure investments to increase capacity where necessary.

Goal 3: Collaborate with critical partners on housing opportunities.

- A.3.1: Continue community conversation and collaboration through ongoing community engagement.
- A.3.2: Prevent displacement of senior and low-income households by marketing incentives and encouraging non-profits to develop affordable housing in the Snoqualmie Region
- A.3.3: Consider the feasibility of the development of a master plan for the outlet mall area in cooperation with the property owners.

## **Strategy B: Meeting Housing Needs**

**Guiding Principle: Ensure that housing stock matches the needs of the current and future North Bend community.**

Goal 1: Enhance development regulations and market incentives.

- B.1.1: Strategic marketing of development incentives, support, and resources through the city webpage oriented toward the development community.
- B.1.2: Consider streamlining the ADU permitting process.
- B.1.3: Clarify design requirements and streamline permitting for Missing Middle and multifamily residential housing types.

Goal 2: Reduce barriers to attainable and affordable Housing.

- B.2.1: Consider changing the Cottage Residential zone to a Residential Medium zone to permit more housing types that pursue the purpose of this zone.

- B.2.2: Permit a wider variety of housing development in residential zones surrounding North Bend Way.
- B.2.3: Evaluate residentially zoned properties located in annexable areas within the City UGA and options for future growth opportunities.
- B.2.4: Explore expansion of the multifamily Residential Tax exemption to encourage the development of multifamily projects affordable to working-class households.
- B.2.5: Consider a fee reduction grant program for using the existing affordable housing tax program or state grant programs.
- B.2.6: Consider a fee reduction grant program for housing-focused redevelopment in the Downtown Core.

#### **IV. Recommendation**

##### **Staff Recommendation:**

Pending consideration of public input to be provided for and at the Public Hearing, staff recommends approval of the Housing Action Plan as provided herein and attached.

##### **Planning Commission Recommendation**

DRAFT: The Planning Commission recommends approval of the Housing Action Plan as provided herein and attached. **PC approved this recommendation (VOTE) at their meeting on May 3, 2023.**

##### **Attachments:**

**Housing Action Plan**



# **City of North Bend**

## **Housing Action Plan**

*Working Draft: Content Only*

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### **Acknowledgments**

The Housing Action Plan is the result of many months of dedicated work by The Blueline Group and City of North Bend staff. Stakeholders and members of the public also provided their time and effort in helping create a roadmap for the future of the city's housing supply and opportunities. The Blueline Group honors and appreciates having the privilege of serving North Bend's community. As such, Blueline expresses deep gratitude for having the privilege of performing this vital work.

#### **City Council**

Rob McFarland, Mayor  
Jonathan Rosen, Position 1  
Alan Gothelf, Position 2  
Heather Koellen, Position 3  
Ross Loudanback, Position 4  
Brenden Elwood, Position 5  
Mark Joselyn, Position 6  
Mary Miller, Position 7

#### **Planning Commission**

Brian Aylward, Position 1  
Juliano Pereira, Position 2  
Suzan Torguson, Chair, Position 3  
Olivia Moe, Vice Chair Position 4  
James Boevers, Position 5  
Errol Tremolada, Position 6  
Hannah Thiel, Position 7.

#### **Stakeholder Advisory Group**

Kiwanis Club of Snoqualmie Valley  
Rotary Club of Snoqualmie Valley

#### **City Staff**

Rebecca Deming, Community and Economic Development Director  
Jamie Burrell, Senior Planner  
Mike McCarty, Principal Planner  
Mark Noll, Economic Development Manager  
Dave Miller, City Administrator  
Susie Oppedal, City Clerk  
Jennifer Bourlin, Deputy City Clerk  
Loren Stearns, Permit Technician and Planning Assistant  
Tom Meagher, Office/ Permit Coordinator  
Bre Keveren, Communications Manager



**BLUELINE**

**BlueLine Team**

Andy McAndrews, Director of Planning

Niomi Montes de Oca, Senior Planner

Caitlin Hepworth, Associate Planner

Michelle Blankas, Planner II

Cyrus Oswald, Planner I

Betty Padgett, Permit Technician

Rose Vogt, Engineer

Janelle Ho, Engineer

Matt Roberts, Engineer

Breanne Nychuk, Project Engineer

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## **Preface**

This Housing Action Plan (HAP) is made possible by a grant administered by the Washington State Department of Commerce through Engrossed Second Substitute House Bill 1923, commonly referred to as HB 1923. The bill intends to encourage cities to increase residential building capacity for underserved populations. The strategies identified in this plan will inform the city's *Comprehensive Plan* and act as the guide for subsequent housing policy implementation.

## **City's Message**

The 2023 Housing Action Plan (HAP or Plan) is the City of North Bend's tool kit for increasing housing options and affordability in the community to help achieve its vision of a more vibrant, inclusive, and equitable future. While North Bend seeks to make meaningful changes in the housing market, addressing the broad range of North Bend's housing needs will also need the continued participation of North Bend's housing and human service partners. Therefore, the Housing Action Plan complements the city's collaborations, partnerships, commitments, and plans.

***Exhibit 1 PLACEHOLDER FOR PHOTO A***

## **The Community's Message**

We, the people of North Bend, want affordable, comfortable, and high-quality housing that honors our history and is mindful of the future. We want livable communities that provide quick access to the outdoor spaces we know and love. As we face the challenges the future brings, we will retain the charm that attracted us to North Bend. We will create beautiful housing that serves our entire community.

## **The People's Voice**

***Exhibit 2 This section will have photos of residents and their engagement***

## Report Organization and Summary

### Purpose and Intent

In late 2021, the City of North Bend applied for grant funding allocated by the Washington State Department of Commerce and funded through the Engrossed Second Substitute House Bill (E2SHB) 1923. The bill was designed to grant funding for municipal research to increase the urban residential capacity in cities by evaluating local housing needs and determining actionable steps municipalities can take to improve housing stock, diversity, and affordability to proactively plan for housing that meets current and future needs.

North Bend was awarded under E2SHB 1923 and received grant funding to prepare a Housing Action Plan (HAP). The purpose of the *Housing Action Plan* is to develop a single report that defines community needs, analyzes projected needs, and identifies the most appropriate strategies and implementation actions that promote greater housing opportunities at all income levels.

### The Planning Process

The City of North Bend worked with the community, local stakeholders, and consultants to understand different perspectives of housing needs, barriers, and concerns to prepare the HAP. North Bend initially began the HAP process by conducting the Housing Needs Assessment (HNA) using data sources from government and private entities to evaluate (1) who lives in North Bend, (2) how affordable is the housing, and (3) could existing residents continue to afford to live here. Data from sources such as the American Community Survey, Puget Sound Regional Council, Washington State Office of Financial Management, and Zillow was analyzed to inform the rest of the planning process. The HNA draft was completed and presented to City Council. Once the HNA was drafted, the city initiated the public participation process to gain firsthand perspectives of how housing pressures are experienced by residents. A community survey was performed using SurveyMonkey, an online survey tool. Everyone in the City of North Bend was invited to participate in January 2023. The city issued a press release, posted to the city website, advertised through all official social media accounts, and posted on a Nextdoor account. Emails to housing stakeholder groups and the Business Bulletin newsletter encouraged survey involvement. Handout sheets were distributed throughout the city, including schools, libraries, post offices, churches, dentists, coffee shops, retail, fast food, grocery, outlet, and hardware establishments. Paper copies of the survey were available at local businesses for participants to fill out in person.

A stakeholder group met twice to discuss the recently issued HNA and provide their input on how future development in the city should be encouraged. The stakeholders were volunteers from the North Bend community who were identified as representative and high-impact people. The city also conducted a drawing contest among elementary schoolers to gather the input of younger North Bend community members.

### **Exhibit 3 INFOGRAPHIC: THE PLANNING PROCESS**

## **Organization of this Report**

The Housing Action Plan is broken down into the following components:

**Introduction – Part 1:** An overview of the legislative context and local history from which this plan arises.

**Investigation and Findings – Part 2:** A summary of data and takeaways from each stage of the Housing Action Plan. Summaries include an overview of key information from the Housing Needs Assessment, Public Engagement, and Housing Framework Review process.

**Housing Toolkit and Strategies – Part 3:** A list of recommended policies, programs, regulations, and incentives specifically selected based on the community's development pattern, demographics, affordability needs, and characteristics.

**Implementation Plan – Part 4:** A summary of steps necessary to implement recommendations of the Housing Toolkit and Strategies section, and how it should be coordinated by the city's staff, partners, and the public. Estimated timelines are included for each action in the Implementation Chart to provide reasonable expectations for how long these actions will take the city to complete.

**Monitoring Plan – Part 5:** A table of indicators to be used for monitoring the success of each action recommended by this plan. Data sources are identified to assist the city in tracking progress of the actions.

**Housing Needs Assessment:** A report summarizing key data points on community demographics, employment, income, housing conditions, and affordability, and an analysis of the gaps in housing serving different income bands.

**Public Engagement Summary:** A summary of the public engagement activities, efforts, and feedback generated from the public and stakeholders. The summary includes a description of each of the engagement events or activities and a synopsis of overarching themes.

**Regulatory Review and Housing Toolkit:** This section evaluates the strategies and goals of the HAP to North Bend's Comprehensive Plan policies and existing regulations, incentive programs, or partnerships that support housing. The toolkit is a chart describing the existing housing policies and tools in place in the city supporting the development of housing for community needs.

**Housing Actions:** A list of recommended policies, programs, regulations, and incentives specifically selected based on the community's development pattern, demographics, affordability needs, and characteristics.



## Part 1: Introduction

As cities across the Puget Sound Region continue to grow at historic rates, they have also become less affordable, particularly for residents who have called the Pacific Northwest home for generations and lower-income populations. As cities have struggled to keep pace with growing populations, we have seen households priced out, displaced, or even become homeless. The inability to annex new land also creates significant housing strains. Overall, this phenomenon has been described regionally as a “Housing Crisis”.

To help address the housing crisis, the Washington State Legislature passed HB 1923 in 2019, a bill to support increasing the housing supply in cities across the state. Under this new legislation, cities have been encouraged to take action to increase residential building capacity and promote the development of new housing to address affordability issues. One option for cities under this bill is to develop a housing action plan. The Statute states that the goal of any housing plan must be to encourage the construction of additional affordable and market-rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes (Engrossed Second Substitute House Bill 1923). It should also include strategies that address the for-profit single-family home market.

The City of North Bend is no exception to this affordability trend, with more than a quarter of its households paying more than 30 percent of their income on housing alone. Households that pay more than 30 percent of their income for housing each month are described as being cost-burdened. While renters and homeowners are both cost-burdened in North Bend, renters are disproportionately affected. North Bend’s rising home costs have continued to outpace the percent change in Seattle-Bellevue metropolitan area since 2014 as described in *Exhibit 28* of the *2023 Housing Needs Assessment* (Appendix A). An existing deficit of 571 homes in North Bend affordable to low-income and extremely low-income people is expected to increase as North Bend continues to grow. This along with more information was discovered when the city produced its *Housing Needs Assessment (HNA)*.

With the anticipated population and housing growth in the region, proximity to employment centers, and easy access to excellent recreation opportunities, North Bend is at a critical point in planning for housing. The city has prioritized the creation of the *2023 Housing Action Plan (HAP)* to ensure that North Bend remains a comfortable and community-oriented town.

With the baseline data of the city’s current housing needs measured within the HNA and through input from the public, it will be important for the city to monitor the projected growth over the next few years and proactively ensure that the housing needs of current and future populations are met. The HAP creates two strategies to guide decisions regarding the future of housing in North Bend:

**Strategy A- Adapting to Community Needs:** *Cultivate governance that provides for North Bend’s future housing, infrastructure, aesthetic, and community needs.*

**Strategy B- Meeting Housing Needs:** *Ensure that housing stock matches the needs of the current and future North Bend community.*

North Bend is in a period of rapid development. To preserve the values that community members treasure, government systems must continue to support the community vision. Strategy A outlines a series of goals that will capitalize on development interest in North Bend to establish more amenities and infrastructure while facilitating continued community conversations. This strategy will help preserve the quality of life and aesthetic desires of the community while creating needed facilities and services. By creating systems that enact community desires, high quality of life will be maintained in the city.

There is a need in North Bend for housing affordable to low income and extremely low-income residents, which may increase if housing stock isn't built to match the demand. Strategy B will match the housing stock to the community demand now and in the future by more clarifying development regulations and reducing barriers to the creation of attainable and affordable housing. Creating select financial incentives, such as a multifamily residential tax exemption and fee reduction grant programs, will also provide developers with incentives to create attainable housing.

Each goal will be achieved through a series of actions. Actions are grouped under goals, which satisfy different aspects of the strategy. These actions are described in *Part 3: Housing Toolkit and Strategies*. An implementation plan and monitoring plan follow the recommended strategies and lay the framework of the city's response to meeting its projected housing needs.

### **What is a Housing Action Plan?**

The *Housing Action Plan* is a list of strategies and actions recommended to help cities meet the changing needs of their communities. To address the housing crisis, the Washington State Legislature passed HB 1923 in 2019. HB 1923 encourages cities planning under the GMA to undertake specific actions to increase residential building capacity and address affordability issues. The state promotes the development of Housing Action Plans to outline and define these actions. More specifically HAPs are intended to include and address the following:

- Determine the current state of housing in the community, anticipate future housing needs, and create actions to fill the gaps between the two.
- Encourage the construction of additional affordable and market-rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes.
- Include strategies that address the for-profit single-family home market.

The *Housing Action Plan* contains a review of the community's housing needs and goals, an evaluation of existing strategies to understand gaps, and recommendations for North Bend-specific solutions. It also sets a policy direction for the city's review of and updates to the *Comprehensive Plan*, programs, and regulations that set the stage for housing creation and preservation. North Bend's Housing Action Plan is comprised of four significant efforts:

- 1) Evaluating housing needs
- 2) Engaging with the community and stakeholders
- 3) Reviewing existing policies

4) Developing strategies guided by principles directly drawn from Washington State legislation.

***Exhibit 4 PHOTO D + Exhibit 5 INFOGRAPHIC 1 – INFOGRAPHIC ONE REPRESENTS THE LEGISLATIVE CONTEXT and Photo of Jurisdiction***

**Brief History and Context**

The City of North Bend is a community located in King County about thirty miles east of Seattle. The city is located just off I-90, providing easy access to Seattle to the west and Snoqualmie Pass to the East. The city is bordered by the City of Snoqualmie to the northwest, and otherwise is surrounded by unincorporated King County.

The Snoqualmie, Cayuse, Umatilla, and Walla Walla peoples inhabited the area where North Bend now sits since time immemorial (Native Land Digital, 2022). Nations of this land, now known as the Puget Sound region, spoke dialects of the Puget Sound Salish language and held unique and extensive economic and cultural networks. After European colonization, the United States Homestead Act of 1862 permitted settlers to claim land throughout the Western United States, which brought settlers to the Northwest area throughout the second half of the 1800s (Center for the Study of the Pacific Northwest, n.d.). Disease and displacement brought by colonization heavily impacted the native tribes, but the traditional culture remains in the Northwest (Watson, 1999). The City of North Bend acknowledges that it is built on native land of these sovereign nations.

***Exhibit 6 PHOTO REPRESENTS NATIVE CULTURE***

A small number of non-Indian settlers trickled into the Snoqualmie Valley in the late 1850s following the Indian Wars in the 1850s. Some of these settlers took advantage of the abandoned forts from the recent war. These settlers took advantage of the many natural resources available in the area, including mineral resources, lumber, pasturing, and agriculture. The city of North Bend was platted in 1889 initially as “Snoqualmie,” after the Lake Shore & Eastern Railroad was planned to pass through North Bend from Seattle to the cascades. Four miles away, the town of Snoqualmie Falls had been recently platted, and the railroad decided that two towns with the name Snoqualmie were too confusing. Thus, the town changed its name to North Bend (The City of North Bend, n.d.).

As logging grew in North Bend and in the surrounding area, the city grew as well. A year after the town’s incorporation in 1909, the first census in the area recorded 299 residents. While the natural resource industries around town suffered during the great depression, a Civilian Conservation Corps camp in the area brought hundreds of jobs to town to construct public infrastructure in the nearby cascades. The arrival of Interstate 90 in the 1970s brought more people to town and established North Bend as a commuter community for the larger cities to the west.

Over the last 20 years, the city has continued to grow. Since 2008, the city’s population has almost doubled from 4,737 to 7,915 in 2022. The excellent access provided by the cascades to the east and the economic activities to the west has made it an attractive residential location in the Pacific Northwest. North Bend retains its strong sense of community that formed when there were fewer than



three hundred residents (see *Appendix B, Housing Needs Assessment*).

Among many priorities, the Washington State Growth Management Act (GMA) was implemented to regulate growth while protecting the environment. As a result, cities like North Bend are required to thoughtfully plan for future increases in population and the associated needs for services, infrastructure, and housing. This document presents a plan to accommodate anticipated population growth. The proposed strategies, implementation plan, and monitoring plan identified in this document will help North Bend meet its immediate and future housing needs.

***Exhibit 7 Historical Photo of North Bend,***

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## Part 2: Investigation & Findings

This document is the capstone of the long-term effort of collecting and analyzing community input, public data, and existing policies, among other facets of North Bend housing. Quantitative and qualitative public feedback has been collected, and while every North Bend resident did not engage in the input process, broad community opinion was captured. Data from state and national sources were analyzed to find trends in housing cost, tenure, job availability, and many other aspects of the housing market. Policy analysis revealed where current legislation is performing and where legal gaps remain. After integrating the results from all avenues of housing assessments, actions were created to fill the gaps between the City of North Bend's current and future housing needs.

### Summary of Findings: Housing Needs Assessment

The 2023 *Housing Needs Assessment* demonstrated that North Bend's current primarily low-density, single family home development pattern cannot meet the housing needs of the city in the year 2044. To meet the gap of 1,748 new housing units identified in the 2021 *King County Buildable Lands Report*, North Bend must increase its land capacity to accommodate an additional 869 units, many of which must be available for renters. Additionally, this housing must cost a reasonable amount for the appropriate income segments. If current trends continue, there will be a deficit of housing affordable to all income groups, especially low income and extremely low-income households. Housing size must also change to meet the needs of the community: while forty percent of houses have one or two bedrooms, one or two person households represent sixty percent of the city. Although there are gaps between the housing North Bend has and what it will need, the city is empowered to create effective zoning and housing regulations or policies to fulfill local needs.

**Exhibit 9 HNA SUMMARY PAGE**

### Summary of Public Engagement: Connecting to People

North Bend's historic trends have encouraged a single-family residential development pattern, and while many community members enjoy the rural character that this residential development pattern provides, there is acknowledgement that the city needs more affordable housing. Residents note that rising costs are displacing the current community, and that more opportunities for affordable homeownership are needed. Many stakeholders and community members identified a gap between infrastructure demand and supply as another very high priority issue. See *Appendix B* for a complete summary of Public Engagement.

#### ***Sharing and Listening***

Before public engagement began, a *Housing Needs Assessment* was conducted (see *Appendix A*). The results of this assessment were presented at the North Bend Planning Commission and shared with stakeholder groups. The city posted on their social media channels, issued a press release, posted on

their website, advertised in the Snoqualmie Valley Record and the city Business Bulletin newsletter, and dispersed hundreds of fliers to notice the community of the HAP development.

In Spring 2023, the city asked stakeholders to evaluate the recently issued *Housing Needs Assessment* and share how they thought more housing should be created in North Bend. This group discussed current housing deficits and what aspects of North Bend should be preserved in the future. A survey was distributed to community members during the spring of 2023 to collect community perspectives on housing issues and solutions. This survey collected over five hundred responses over the two months it was available. Interviews with individual community stakeholders provided a personal context for the HAP.

### ***Exploration***

Discussions between the city staff and community were facilitated to explore the desired aspects of the future North Bend housing stock. Potential policy ideas, such as expanding uses allowed in existing zones, streamlining permitting processes, and methods to attract desired development were discussed to understand community response to different strategies. Open form discussions also gave insight into infrastructure concerns, affordable housing, and the broader housing context in which North Bend is situated. A contest amongst elementary schoolers fielded input from the youngest generation of North Bend residents. The full results of public engagement can be found in *Appendix B*.

### **Summary of the Regulatory Review**

The HAP is required to review the community's housing needs and objectives, and evaluate existing policies, plans, regulations, and strategies. This evaluation is key in understanding gaps in current housing approaches. The Housing Policy Framework Review for North Bend contains findings that helped inform the development of the actions. Existing housing policies were evaluated by planned housing types and unit success, achievement of goals and policies, and linkage to the HNA. The following summary is intended to be high-level takeaways from the Housing Framework Review, located in *Appendix D*.

### ***Growth Target Evaluation***

This *Housing Action Plan* has been developed to meet the 2044 housing target from King County. The State has passed legislation that allocates population growth to urban areas in different Washington counties. In turn, each county has allocated population and housing goals to their municipalities. The State and County are still in the process of finalizing growth targets for municipal jurisdictions. While the next Comprehensive Plan Update should be based on the finalized population growth projections, this document has been drafted based on the most up-to-date projections available. Several data points were evaluated to see if the city is on track to meet its housing need projection. The city added a yearly average of 67 housing units from 2010 to 2022. To meet the growth target, the city will need to add about 55 housing units per year through 2044. Existing and future housing gaps partitioned by income levels were also evaluated through this effort. The current needs for both extremely low-income and low-income levels are projected to be further exacerbated by the projected growth through 2044 and should be prioritized. Complete Growth Target Evaluations can be found in *Part Four* of the *Housing Needs Assessment* (*Appendix A*).

***Policy Evaluation***

The city's 2015 *Comprehensive Plan* housing policies were analyzed for consistency with current countywide and regional policies. Numerous gaps and partial gaps were identified to address in this iteration of the *Housing Action Plan*. Through this policy evaluation, several recommendations are included to reduce cost burdens, reduce barriers to development of affordable housing, prevent community displacement, and increase the missing middle housing stock.

***Implementation Evaluation***

Understanding the effectiveness of the current city housing policies and the impacts of the 2015 *Comprehensive Plan* on housing development over the last seven years is critical to efforts of the *Housing Action Plan*. Knowing the success of each policy will allow the city to modify current policies or craft new policies to achieve the city's 2044 housing targets. Policies listed in the 2015 *Comprehensive Plan* Housing Element chapter are identified, along with their implementation status, success indicators, and measurable outcomes in the Implementation Evaluation table. Recommendations to enhance policy success or realign policies with this *Housing Action Plan*, such as policy adjustments or code amendments, are also provided in the table. The Implementation Evaluation table is available in *Appendix D: Housing Framework Review*.



## Part 3: Housing Toolkit and Strategies

### Housing Strategy Development

The Housing Action Plan has been developed to provide two concept-based strategy paths aimed to adapt governance to community needs and meet housing needs. Each strategy pathway is anchored in a guiding principle inspired by the lived experiences described in community engagement. Each strategy drives goals, which serve as the categorical parameters for the subsequently recommended actions. As a part of the implementation, actions are categorized according to type and sequence related to the practical challenges that city staff and applicants face during the development review. Implementation is discussed further in Part 4.

### Strategies

The following is a summary of two strategies, each with goals and actions that have the most potential for success given the community's unique position. The actions strive to address housing supply, community preservation, and quality of life goals. The resulting actions don't generally work in isolation. Instead, multiple actions work together to encourage types of housing development with the greatest need.

#### Strategy A: Adapting to Community Needs

**Guiding Principle:** *Cultivate governance that provides for North Bend's future housing, infrastructure, aesthetic, and community needs.*

North Bend's population is forecasted to increase significantly in the next twenty years. North Bend will need to accommodate 1,748 additional units to meet its 2044 housing target as determined by the state and county. Approximately fifty-five new units will need to be created annually to meet the city's 2044 housing target. Faced with this growth, it will be fundamental for the city to create a regulatory landscape providing sufficient housing opportunities and infrastructure capacity while reflecting community desires. North Bend residents recognize that new development should not lower their levels or service or drastically change the community character.

Several changes will need to be made to the housing development system to support the community's anticipated needs. To prepare for an increase in housing, the city should develop a community-based subarea plan for the downtown neighborhood. A subarea plan that is tethered to the Economic Development Action Plan can increase the supply and diversity of housing while also improving neighborhood economic vitality. Renewing economic activity in the North Bend downtown will create the additional retail, community service, health, and educational opportunities that residents feel is needed.

Creating new opportunities for housing affordable to North Bend residents is necessary alongside maintaining current affordable units. Implementing a housing preservation program will have the dual benefit of preserving affordability to residents and retaining the existing character of North Bend.



Preservation programs will protect vulnerable groups from community displacement due to growing residential development pressure in the region. Increased residential demand will continue to create additional stress on existing city infrastructure. The current city infrastructure capacity will not meet future demand. Grant funding opportunities available from Federal and State governments will likely be necessary to maintain and expand infrastructure services. Reassessing current impact fees can be implemented to support service development while encouraging the development of more affordable housing. Rate studies, in tandem with impact fee reassessments, allow accessibility into the market for smaller developers and could lower housing costs.

As more people relocate to North Bend, forming diverse housing opportunities will require transparency with regional and local actors to develop strong partnerships. Community engagement events, education, and activities can stimulate a collaborative approach towards North Bend housing development that includes the community's vision for growth. Engaging local non-profit organizations to Snoqualmie that specialize in senior housing, elder care, and assisted living will also advance the needs of underrepresented populations. Continuous collaboration and communication between the North Bend and the community will be critical to successfully integrating newcomers as the city continues to see development and growth through the next twenty years.

***Goal 1: Foster development that reflects the community's vision for their city and its housing needs.***

- A.1.1: Create inventory of short-term rental units
- A.1.2: Preserve existing affordable housing units within the city
- A.1.3: Encourage workforce and mixed-use housing to support businesses that provide critical amenities that support the needs of North Bend residents.
- A.1.4: Consider and implement housing strategy recommendations from the Economic Action Plan in support of increasing housing supply and diversity.
- A.1.5: Consider a subarea plan that fosters a community-supported vision for the downtown housing stock and economy. Consider implementing alongside a non-project environmental impact statement.

***Goal 2: Ensure infrastructure needs are developed concurrently with new housing.***

- A.2.1: Apply for state and federal grants to fund utility infrastructure projects.
- A.2.2: Reassess impact fees to ensure they remain an adequate and appropriate source of funding.
- A.2.3: Consider a rate study to investigate alternative methods for fee structure (by square footage, bedrooms, etc.) to fund service extensions without overburdening small development projects.
- A.2.4: Make strategic infrastructure investments to increase capacity where necessary.

***Goal 3: Collaborate with critical partners on housing opportunities.***

- A.3.1: Continue community conversation and collaboration through ongoing community engagement.
- A.3.2: Prevent displacement of senior and low-income households by marketing incentives and encouraging non-profits to develop affordable housing in the Snoqualmie Region
- A.3.3: Consider the feasibility of the development of a master plan for the outlet mall area in cooperation with the property owners.

## **Strategy B: Meeting Housing Needs**

**Guiding Principle:** *Ensure that housing stock matches the needs of the current and future North Bend community.*

The City of North Bend is undergoing dramatic changes in its housing stock. Since 2008, the city's population has nearly doubled, and the housing market is showing the results of this pressure. Although more housing is being built (in 2008, there were 1,903 housing units; in 2022 there were 3,149), the price of housing is also increasing. While the area income increased 40% in the past ten years, the price of the average house in North Bend nearly doubled. North Bend is not feeling the regional housing pressure alone, King County as a whole has also been experiencing increasing unaffordability. The Housing Affordability Index compares the average family income to mortgage payments on a median-priced home, where 100 indicates a balance between income and cost. Higher numbers indicate greater affordability. Between the years 2019 and 2022, the King County Housing Affordability Index hovered between 70 and 85, but in 2022 it dropped to 52 (Washington Center for Real Estate Research, 2020). This represents a significant drop in the County's housing affordability.

An increase in single-family residential building permits represents how the high demand for housing in North Bend is being met, but there is a lack of housing affordable to people who make less than 80% of the area median income. Single-family residential units make up two thirds of the housing stock in North Bend with larger multi-family units making a majority of the remaining housing stock. By 2044, the gap between the housing needed and the housing available could grow, especially for low-income and extremely low-income residents. While market factors will likely produce enough single-family residential homes, creating opportunities for more middle- and low-income households is essential to prevent the displacement of vulnerable community members. Encouraging developers to build the housing stock to match the needs of residents, both now and in the future, is essential to maintaining the North Bend community. A suite of actions that encourages the development of specific housing types and reduces barriers to forms of desired housing is proposed to encourage development that caters to the community's housing needs.

Clarifying development regulations and creating incentive programs through strategic marketing campaigns, ADU development encouragement, and clarifying missing middle and multifamily design requirements will attract developers and property owners to create desired forms of housing. Marketing efforts and clarified development regulations will help inform stakeholders how to develop forms of non-single family residential housing. Homeowners who do not know what ADUs are will not build them, and likewise developers won't take advantage of development bonuses or incentives if they are not informed.

Reducing barriers toward developing desired forms of housing will aid in creating a housing stock that serves the needs of the North Bend community. Changes to permitted uses will create new opportunities for the development of missing middle housing in the Low-Density Residential Zone and Medium-Density Residential Zone. The single-family residential market predominate in North Bend does not serve the needs of the whole community in terms of affordability, which is mitigated by allowing more forms of middle housing throughout the city's zones. The exploration of fee reduction

and tax exemption programs offers the opportunity to reduce targeted housing type development costs, passing savings down to consumers.

***Goal 1: Enhance development regulations and market incentives.***

- B.1.1: Strategic marketing of development incentives, support, and resources through the city webpage oriented toward the development community.
- B.1.2: Consider streamlining the ADU permitting process.
- B.1.3: Clarify design requirements and streamline permitting for Missing Middle and multifamily residential housing types.

***Goal 2: Reduce barriers to attainable and affordable Housing.***

- B.2.1: Consider changing the Cottage Residential zone to a Residential Medium zone to permit more housing types that pursue the purpose of this zone.
- B.2.2: Permit a wider variety of housing development in residential zones surrounding North Bend Way.
- B.2.3: Evaluate residentially zoned properties located in annexable areas within the City UGA and options for future growth opportunities.
- B.2.4: Explore expansion of the multifamily Residential Tax exemption to encourage the development of multifamily projects affordable to working-class households.
- B.2.5: Consider a fee reduction grant program for using the existing affordable housing tax program or state grant programs.
- B.2.6: Consider a fee reduction grant program for housing-focused redevelopment in the Downtown Core.

## **Action Summaries**

The city of North Bend should continually build on resources, collaboration, and public engagement to improve the implementation of these housing strategies. Encouraging the development of new and existing partnerships with collaborations and organizations that serve low-income communities can ensure that North Bend is directing its resources toward the people who need them most. The following section summarizes each of the recommended actions.

**Strategy A: Cultivate governance that provides for North Bend's future housing, infrastructure, aesthetic, and community needs.**

**Objective 1: Foster development that reflects the community's vision for their city and its housing needs.**

### **A.1.1: Inventory and regulate short-term rental units**

Accessory Dwelling Units provide the opportunity to create additional housing for the community and a source of income for homeowners who lease them out. Short-term rentals are sometimes perceived to have a negative impact on the availability of housing for full-time residents, as investors may purchase properties to rent them to visitors and others with short-term needs. This can create displacement pressure and is also related to issues of housing supply. Other forms of innovative or missing middle housing can also become a nuisance if they become poorly managed short-term rentals. Some jurisdictions, particularly in places with higher levels of tourism and visitation, have taken steps to regulate short-term rentals to maintain existing housing stock to meet the needs of their residents. The city could consider proactively creating a system to inventory these units and regulate them in a way that allows homeowners to generate sufficient income, provide some opportunities for short-term rentals, and provide options in the long-term rental market. While the city should not prevent homeowners from creating additional streams of income, it should be aware of ADU stocks in the city and how they are being leased.

### **A.1.2: Preserve existing affordable housing units within the city**

There is a lot of housing stock in North Bend already affordable to many community members. While it is crucial that a diversity of new housing is created, this new development should not come at the expense of existing affordable housing. Maintaining existing affordable housing both prevents community displacement and maintains the existing housing character. An effective and common method to preserve existing affordable housing units is through preservation and rehabilitation incentives.

Grant programs may be available to low-income homeowners for critical repairs, weatherization, tree preservation services, and potential efficiency upgrades to keep homes habitable through direct home rehabilitation assistance. This money can also be sourced from programs from the county, state, or city. This strategy could have a very high impact to reduce the cost burden of current city homeowners. The city and its partners may also need reliable access to funding preserving currently affordable rental housing at risk of converting to market-rate rents. A local housing trust fund could help public and mission-driven organizations act to stabilize an affordable property. This action encourages a preservation fund, a dedicated source of funding that the city and its partners can use to acquire properties, improve properties, and extend or attach affordability periods to these properties. This fund will ensure that currently affordable properties are not lost due to deteriorating property

conditions, expiring subsidies, or subsidy opt-outs. In many communities, private developers, financial institutions, or philanthropic foundations (or partnerships between these entities) have led the development of this type of fund. Existing sources of funding are available for housing trust funds, such as the Washington State Housing Trust Fund or Community Development Block Grants.

**A.1.3: Encourage workforce and mixed-use housing to support businesses that provide critical amenities that support the needs of North Bend residents.**

Residents in North Bend want the development of more activities and amenities in the town. The recent increase in residential development allows the creation of a built environment that reflects community desires. Creating resources and incentives that encourage business, especially in the downtown core, should reduce the distance between housing and economic opportunities. This will create more walkable opportunities for consumers and workers. The development of businesses and community centers which provide valuable amenities to lower-income households should be encouraged. Typical development has not catered to these residents' needs, and creating these amenities may require special attention. Economic development near housing centers in the city through low-barrier business opportunities may also stimulate long-term business growth in these areas.

**A.1.4: Consider and implement housing strategy recommendations from the Economic Action Plan in support of increasing housing supply and diversity.**

The Economic Development Action Plan identifies key actions and strategies to balance economic development with residential development. Along with large increases in the housing quantity in the city, North Bend has seen a concurrent increase in demand for commercial goods, services, employment, and quality-of-life amenities. This plan provides a roadmap to realign the local economy with the housing market. The city should conduct strategic marketing efforts to make sure that the business and development community is aware of this plan and its implications.

**A.1.5: Consider a subarea plan that fosters a community-supported vision for the downtown housing stock and economy. Consider implementing alongside a non-project environmental impact statement.**

A subarea plan allows the city to take a close look at a specific part of the city to address local conditions and create planning goals specific to the area. Customized policies can be set for specific neighborhoods which allow local conditions and land use goals to be addressed. A subarea plan provides an avenue to designate a specific area for economic development, historic preservation, or any other type of special district. The Form Based Code (FBC) and Downtown Master Plan could inform the recommendations for this effort. This subarea plan would act as a miniature *Comprehensive Plan* for the downtown area, with sections highlighting all the important elements of the community. A subarea plan for downtown could include (1) the creation of districts that set development priorities, (2) address storm drainage constraints, (3) shared parking requirements, and (4) implementation of a "planned action EIS" ordinance to create a more efficient environmental review process. Together, the subarea plan and planned action EIS could set a community vision for the downtown area while reducing developer cost through streamlined environmental review.

**Objective 2: Ensure infrastructure needs are developed concurrently with new housing.**

**A.2.1: Apply for state and federal grants to fund utility infrastructure projects.**

County, state, and federal grants and low-interest loan opportunities can be used to improve and expand public infrastructure to support the city's housing capacity. King County, Washington State Department of Ecology, USDA, and EPA all have opportunities to apply for water and waste disposal loans and grant programs in Washington. Aside from infrastructure grant and loan funding, the Washington State Department of Ecology provides grant and loan opportunities for onsite septic systems for individuals needing to make repairs to their septic systems.

Tax increment financing (TIF) is a financial tool that local governments can use to fund public infrastructure in targeted areas to encourage private development and investment. By issuing TIF bonds, the city can take advantage of the rise in economic value and the resulting increase in tax receipts that accompanies successful urban redevelopment. This is done by capturing future anticipated increases in tax revenues generated by the project. This financing technique is possible when a new development is sufficiently large in scale, and when its completion is expected to result in a sufficiently large increase in the value of surrounding real estate where the resulting incremental local tax revenues produced by the new project can support a bond issuance. TIF bonds have been used to fund sewer and water upgrades, road construction, land acquisition, environmental remediation, and the construction of parks, among other examples.

**A.2.2: Reassess impact fees to ensure they remain an adequate and appropriate source of funding.**

Additional housing growth in North Bend has placed additional demand on the existing infrastructure. Upgrading capital facilities is a costly process. The city should create a system to ensure the cost to develop these does not land on existing residents or taxpayers. The reevaluation of new development impact fees should ensure the collected money is enough to cover the development of infrastructure while not excessively burdening developers. If the city sets high impact fees, it might deter the development that it needs to meet growth targets. The impact fee amounts necessary to strike this balance may involve creating a more nuanced system than what the city currently has in place.

**A.2.3: Consider a rate study to investigate alternative methods for fee structure (by square footage, bedrooms, etc.) to fund service extensions without overburdening small development projects.**

To generate the appropriate revenue without discouraging developers from creating housing in North Bend or preventing affordable housing development, the city should investigate other methods of determining fees to fund service extensions. Charging by square footage, bedrooms, expected occupancy, or some other billing method could create a more equitable source of funding. The city should investigate if an alternative fee structure could provide sufficient revenue to fund infrastructure improvements without burdening developers or low-income households.

**A.2.4: Make strategic infrastructure investments to increase capacity where necessary.**

Proper infrastructure priorities established in a capital facilities element (a part of the Comprehensive Plan) can help the city support its housing program. Jurisdictions like North Bend that expect to see population increases and are concerned about infrastructure capacity can greatly benefit from evaluating their infrastructure priorities. With an increase in housing, the city may see its levels of service drop in some areas if it doesn't correctly predict future capacity gaps. Anticipating which infrastructure in what areas will feel the most strain is key to maintaining and improving levels of



service. Investment in both the types of infrastructure and locations which are expected to see higher demand should be prioritized.

### **Objective 3: Collaborate with critical partners on housing opportunities.**

#### **A.3.1: Continue community conversation and collaboration through ongoing community engagement.**

With the recent increase in development in North Bend, continued engagement with the public is essential to preventing community displacement, retaining civic engagement, and preserving the high quality of life enjoyed in the city. The city should create strategies to continue to bring key stakeholders and underrepresented groups into the planning process. Outreach allows community members to share their needs and priorities, learn about proposed development changes, and participate in shaping their city. Creating equitable engagement opportunities, educating the public on the development process, and building a shared vision through dialogue will help the city identify how to change development policies to serve the community better.

#### **A.3.2: Prevent displacement of senior and low-income households by marketing incentives and encouraging non-profits to develop affordable housing in the Snoqualmie Region.**

Cooperation across jurisdictional boundaries can address regional issues. Local jurisdictions can partner together to pool resources, coordinate technical assistance, and stretch funding for their housing needs. Many jurisdictions in the broader region have formed coalitions to address housing issues, but there is an opportunity for collaboration across many topics. The city could greatly benefit from cooperation with surrounding jurisdictions in the Snoqualmie valley and along the I-90 corridor. Coordination across non-profit and public sectors to develop affordable housing can help create more cost-effective and impactful projects. Outreach and partnerships with groups already involved with the targeted senior and low-income populations can help ensure that high levels of service are provided with minimal burden on taxpayers.

#### **A.3.3: Consider the feasibility of the development of a master plan for the outlet mall area in cooperation with the property owners.**

Master Planned Communities (MPCs) often are grand-scale projects for developing new neighborhoods under a central, guiding plan. They are designed to incorporate the full range of land uses needed to establish a complete neighborhood including residential, commercial, office, civic/institutional, and open space. Some examples of MPCs in Washington State include Port Ludlow in Jefferson County and Trilogy in Pierce County. Often, MPCs offer attractive amenities to the public. MPCs are efficient in adding affordability covenants, allowing flexible lot standards, and bringing in a variety of developers/housing forms in underutilized areas of the city. The city of North Bend could consider designing a Master Planned Community to increase affordable housing and mixed-use opportunities and encourage commercial development in the city. The city should coordinate with the property owners of the outlet mall on the south end of Main Avenue to create a Master Plan for the area. The city should consider planning for transit-oriented development in this area as well, considering the potential availability of expanded transit options on the planning horizon.

**Strategy B: Ensure that housing stock matches the needs of the current and future North Bend community.**

**Objective 1: Enhance development regulations and market incentives.**

**B.1.1: Strategic marketing of development incentives, support, and resources through the city webpage oriented toward the development community.**

All incentives work best when the local and regional development communities are aware of their presence and benefits. Sometimes incentives are buried in the municipal code and there is a lack of awareness that the city offers opportunities for bonuses or assistance. The city may consider developing marketing materials to advertise development bonuses and affordable housing incentives, including a website dedicated to demonstrating the incentives available and the benefits which they can confer to projects. This could include a document showing a range of expected outcomes for projects with a given set of attributes.

**B.1.2: Consider streamlining the ADU permitting process.**

Although ADUs have been permitted in North Bend, additional housing capacity through their increased development remains. Creating homeowner-friendly review processes for ADUs along with educational resources to help guide applicants through the development process can help reduce the knowledge barrier posed by the development process. Educating homeowners about the benefits of ADUs can also increase interest and levels of community comfort. Providing resources for homeowners to be more informed and comfortable with the permitting process could increase the development of ADUs.

**B.1.3: Clarify design requirements and streamline permitting for Missing Middle and multifamily residential housing types.**

Streamlining and clarifying design requirements for underdeveloped housing types can help encourage their proliferation. By creating clear standards some developers may be less intimidated by innovative forms of housing. The city could also adopt a permit expediting program to lower permitting costs and more directly prioritize the development process for desired forms of housing. Similarly, the city should revise the Permitted and Conditional Land Use Table and Bulk and Dimensional Standards to ensure clarity and concurrence with other sections of the municipal code.

The city already has design standards for multifamily, single-family, and cottage residential structures. Incorporating clear standards for forms of missing middle housing could create more clarity for developers. Outside of municipal code, other resources can help the city streamline the project review process. Creating permit checklists to clarify necessary reviews can help developers understand the processes they must complete and can help city staff expedite review. Permit review schedule streamlining can help expedite the development of innovative housing forms. People tasked with expediting permits for certain types of projects, having clear permitting priority, and fast-tracking routine applications can all help streamline the permit review process.

**Objective 2: Reduce barriers to attainable and affordable Housing.**



**B.2.1: Consider changing the Cottage Residential zone to a Residential Medium zone to permit more housing types that pursue the purpose of this zone.**

Creating a variety of housing units in the city allows different households to seek options that are appropriate for their budgets and household characteristics. Changing the cottage residential zone to a residential medium zone and considering rezoning other areas within proximity to Downtown Commercial that are currently zoned low-density residential allows a greater diversity of housing types and accommodates a wider array of household types. The city should permit more housing types that align with the purpose of this zone. Duplexes, small multifamily residential structures, and other forms of missing middle housing that fit in with the existing single-family residential character should be encouraged in this zone.

**B.2.2: Permit a wider variety of housing development in residential zones surrounding North Bend Way.**

The city should investigate allowing more residential uses in the low-density residential four-unit/acre zone within a one-third mile of North Bend Way. Rezoning these areas would alleviate pressure on the North Bend housing market while maintaining the town's character. Low-density residential zoning currently takes up most of the residential area in North Bend. In these areas, the only residential uses outright permitted are single-family detached dwelling units, manufactured homes, and ADUs. The recently issued Housing Needs Assessment indicates that there is a need for housing affordable to renters and homeowners who make less than 80% of the area's median income as well as expanding the zoned capacity for housing in the city. Typical single-family detached dwelling units do not cater to the needs of lower and moderate-income community members, while an array of other housing types such as townhomes, duplexes, triplexes, quadplexes, or other forms of missing middle housing provide more affordable opportunities and increase the housing capacity. By outright permitting a larger array of housing types, the city creates the opportunity for housing affordable to more community members to be developed.

A high demand for single-family homes remains in North Bend, both from homebuyers who are attracted to the city and current residents who enjoy the aesthetic presented by single-family residential units. The city should investigate allowing the development of lower-cost single-family homes on lots smaller than the current lot size, which would create more variety of housing while satisfying the community's desire for single-family residential character. Manufactured homes are already permitted in the city and represent a significant portion of affordable housing. Increasing the allowed density of manufactured homes, like small lot single-family residential development, within this rezoned area, would allow for more housing at a scale the community already recognizes.

**B.2.3: Evaluate residentially zoned properties located in annexable areas within the city UGA and options for future growth opportunities.**

Urban Growth Areas outside of city limits should be considered for creating sufficient residential capacity. Urban Growth Areas (UGAs) determined by the Growth Management Act represent areas in which development should be concentrated to prevent urban sprawl. The city should create a system to rank potential annexation zones within the surrounding UGA. Inventorying and evaluating appropriate zoning of properties located in annexable portions of the North Bend UGA can help determine to what extent they can be used for future growth. Areas determined to have the best-

suited capacity should be ranked as a higher priority for annexation.

**B.2.4: Explore expansion of the multifamily Residential Tax exemption to encourage the development of multifamily projects affordable to working-class households.**

A multifamily tax exemption (MFTE) is a waiver of property taxes to encourage affordable housing production and redevelopment in “residential targeted areas” designated by cities. The goal of MFTE programs is to address a financial feasibility gap for desired development types in the target areas, specifically to develop sufficient available, desirable, and convenient residential housing to meet public needs. MFTE programs are designed to encourage denser growth in areas with the greatest capacity and significant challenges to development feasibility. The MFTE can be paired with inclusionary zoning to improve the financial feasibility of a project under affordability requirements. North Bend could even limit MFTEs specifically to projects that solely contain income-restricted units to encourage affordability most effectively.

**B.2.5: Consider a fee reduction grant program for using the existing affordable housing tax program or state grant programs.**

Removing barriers to the development of affordable housing increases the incentives for developers. Fee waivers to reduce the cost of construction shift incentives towards developing affordable housing in North Bend. Fees, such as impact, utility connection, and project review fees, can significantly increase the end cost of residential unit development. Sourcing funding to grant fee reductions is a way to decrease the barrier to providing housing affordable to lower-income community members. Identifying standard guidelines for eligible project types, a schedule to determine what portion of fees may be granted, and a formal application process should all be used to ensure proper implementation. Other incentives may be considered, such as additional height or density, should be considered to encourage affordable housing. Ensuring continued and actual affordability through covenants and developer commitments helps preserve affordable housing throughout the lifetime of the project.

**B.2.6: Consider a fee reduction grant program for housing-focused redevelopment in the Downtown Core.**

Fee waivers reduce the up-front cost of construction for residential development, allowing the potential to increase the housing supply in portions of the city. Infill development in the downtown core could be encouraged through the waiver of select fees. Reducing impact and building permit fees can lower total project costs and reduce the barrier to development. Standard guidelines that identify areas eligible for fee waivers, a schedule to determine what portion of fees can be waived and a formal application process for interested developers to request these funds should all be used to implement this action. The city can add stipulations to these fee waiver programs to meet specific goals or provide public benefit, such as requiring a portion of affordable housing covenanted. Financially encouraging residential development in the downtown area can help the city revitalize its downtown and create more housing closer to amenities available in the city.

This fee waiver program could work in tandem with other programs to encourage infill development in the downtown core. As suggested in a previous action, the creation of a downtown subarea plan could aid the development of specific regulations by gathering community input and creating desired public benefits. The city could encourage residential infill development by creating infill incentive programs or addressing barriers to development on small lots. The city can support this by building complete



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streets, expanding SEPA infill exemptions, and investigating flexible code for infill projects to attract infill development.

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## **Part 4: Implementation Plan**

Understanding the steps necessary to implement the strategic recommendations is essential to their impact. This Implementation Plan is intended to guide budgeting and work planning for the city, coordination with city partners, and ongoing efforts to update municipal policies. Administration of the plan and long-term compliance monitoring with affordability covenants or other tools can be a labor-intensive and expertise-heavy process. Dedicated leadership from a diverse group of local stakeholders such as government officials, businesspeople, labor unions, clergy, educators, public safety employees, and low-income advocates will therefore be required. Several studies are recommended for further analysis and coordination, as well as consideration of impacts of other applicable factors.

### **Implementation Considerations**

Small cities must effectively design a housing action plan to ensure professional administration is available in the long term. North Bend must consider future infrastructure, funding, and Comprehensive Plan Policy integration, which will determine what methods will be feasible to implement actions within targeted timeframes. The Implementation Plan table, as provided at the end of this section, describes the following:

- HAP Action number and strategies
- Immediate next steps to take to prepare for implementation.
- Timeline
  - Short-term: 0-2 years
  - Medium-term: 3-5 years
  - Long-term: Over 6 years
- Indicators of success
- Challenges

### ***Land Use Study***

The city should determine specific land-use changes and zoning districts to achieve increased creation and diversity of housing. In addition, this study should be coordinated with and inform the Comprehensive Plan updates and highlight opportunities for the code and Comprehensive Plan updates, such as:

- Minimum density requirements across different zoning districts to create a diversity of housing options.
- Targeted rezoning of specific locations to allow for increased development densities.
- Identification of the geographic areas where there will be the highest increase in infrastructure demand.

The Study should focus on identifying changes that would result in new capacity and diversity in the city's housing stock. To support this objective, it should examine the feasibility and likelihood of development under different land use changes and highlight options that would help achieve a diversity of housing types and sizes across the city through development, redevelopment, and infill across the city. Ongoing efforts should be coordinated to monitor these changes' long-term effects and

adjust these policies and provisions as needed.

### ***Infrastructure Demand Study***

A comprehensive audit of the current infrastructure levels of service available in the city should be conducted along with a predicted demand analysis. In North Bend, strategic infrastructure investments must be based on forecasts of the areas where infrastructure will be the most strained. Water availability has been repeatedly identified by the community as a very important area of study. This infrastructure demand study must be linked to the Land Use study to properly plan for both infrastructure investment and appropriate land use designations.

### ***Housing Funding Strategy***

The city should develop a coordinated strategy to determine how these funding sources should be applied to maximize the benefit of affordable housing and address critical gaps in the availability of local affordable housing.

### ***Ongoing Monitoring and Review***

Ensuring that these programs have the intended effects and will meet the overall goals identified in this Housing Action Plan and the upcoming Comprehensive Plan will require long-term efforts to monitor the development of market-rate and affordable housing in the city. Because of this, the overall implementation of the HAP should be reviewed with a series of indicators and regular reviews within the next five years.

### ***Comprehensive Plan Policy Integration***

A substantial portion of the actions identified in this Housing Action Plan will either be implemented directly through changes to the Comprehensive Plan or supported through amended Comprehensive Plan policies. Because of this, these revisions should be specifically identified and incorporated into the initial planning processes for the Comprehensive Plan update. Therefore, under the recommendations in this document, the following steps would be necessary to coordinate potential revisions for the Comprehensive Plan update:

**Policy Focus:** Develop a series of clear policy statements based on recommendations from the HAP that reinforce the city's commitment to specific topic areas related to housing, including racial equity in the real estate market, anti-displacement efforts, and the demand for diverse housing types.

**Housing Goals:** Amend the goals for housing development based on the projections included in this report. These may be adjusted to account for revisions to the Countywide Planning Policies but should consider the identified need for additional housing across income categories in the community.

**Residential Land Use Study:** Coordinate a detailed review of current zoning and development feasibility to determine potential areas where increased development densities and new housing types would result in more housing. This assessment establishes recommended places



where zoning regulations should be changed through targeted rezones, minimum density requirements, and allowances for new housing types within these areas. These changes should be provided as revisions to the land use map and related policies in the Comprehensive Plan.

### **Proportionality and Gaps in Funding**

The Housing Action Plan identifies several barriers to housing that need to be addressed at the county, state, or federal level. Proportionality becomes evident when cities the size of North Bend are not the best suited to leverage sufficient funding to meet the needs identified in this plan.

Almost all the active development, implementation, and monitoring in this plan requires funding. This is especially true for actions intended to create affordable housing for the most vulnerable and lowest-income households. While the adopted actions are intended to fill the gap in housing affordability, they need state and federal government relief to make the implementation of those actions a reality. Loss of funding at either the state or federal level can have severe impacts at the local level, and this is where proportionality becomes an important consideration.

Therefore, an important part of implementation is not only the immediate funding for the construction and maintenance of low-income housing, but future legislation that enables small cities like North Bend to control, monitor and maintain housing affordability policy, and the outcomes of these policies once they are implemented. The City of North Bend will need to inventory the available resources to ensure adequate funding for housing actions is provided.

**Exhibit 10 INSERT IMPLEMENTATION CHART,**

## Part 5: Monitoring Plan

### Monitoring: The City and Community Stewardship

The following section includes a monitoring plan that describes how success of the recommended actions should be measured. The monitoring plan is offered to those determining budgets for city council review. One purpose of the *Housing Action Plan* is to assist the city in preparing for the next Comprehensive Plan update. Several “strategies” do not directly result in housing creation. Instead, each of the three strategies contains a framework to meet the goals of each principle. For example, some of the actions include monitoring local efforts. These benchmarking actions fit into the larger strategies by indicating the progress of the broader strategic effort. They help the city understand housing needs, assess the effectiveness of overall efforts and specific actions, and inform future planning efforts. Housing strategies often require ongoing efforts to monitor local conditions and evaluate the impact of different actions.

The monitoring plan includes data recommended to assess North Bend’s progress on all recommended housing actions. However, one of the significant challenges with this suite of indicators is that accurate metrics in North Bend, including data relevant for specific groups, can take time for the city to collect. While data from the State Office of Financial Management and Zillow are often updated quickly, available sources of household-level information, such as the American Community Survey, often need to catch up due to survey analysis timelines. Because of this, the time and scale of these indicators should be considered and explained in any progress reporting.

Below are the main sources of data available to the city for the purposes of tracking indicators described in the Monitoring Plan:

**Internal city tracking.** Online or paper files containing building permits, land use actions, meeting minutes, ordinances, and code enforcement throughout the city.

**The Department of Housing and Urban Development (HUD) Comprehensive Affordability Strategy (CHAS) Data.** The Federal HUD department maintains a yearly set of data comparing metrics of affordability for different demographic groups on a city level. This data is created based on census data for use projects which need data on affordability, such as this document.

**King County Assessor’s Office.** The King County Assessor’s Office Website contains property resources including general property information, property taxes, collected fund allocations, and instructions for exemptions, deferrals, and appeals. More specifically, the website contains information regarding tax incentives for multifamily housing, foreclosure resources, and parcel permit history.

**WA State Office of Financial Management (OFM).** OFM is a state government entity that provides estimates of the local population, monitors changes in the state of the economy and labor force, and conducts research on a variety of issues affecting the state budget and public





policy. The OFM Forecasting and Research service provides in-house analytical research and databases, such as the Postcensal Estimates of Housing, for communities in Washington State.

**United States Census Bureau.** Also known as the Bureau of the Census, is a U.S. Federal Statistical System principal agency responsible for producing data about the economy and people of America. The agency produces the American Community Survey 5-year estimates, which provides detailed population and housing information for communities.

Guiding Principles			
<ul style="list-style-type: none"> <li>A. Maintaining Quality of Life</li> <li>B. Community Preservation</li> <li>C. Increase housing options</li> </ul>			
Action	Indicator	Purpose	Sources
A.1.1: Create inventory of short-term rental units	Rate of addition to inventory.	Initially, increasing the number of rentals registered to the city's internal tracking will indicate implementation success.	Future short term rental inventory
	Amount of rental housing affordable to different income groups.	As all the rentals are added to the program, the preservation and proliferation of rental housing will be an indicator of the program's success- and potentially a prompt for next steps.	Department of Housing and Urban Development CHAS tables
A.1.2 Preserve existing affordable housing units within the city	Housing cost burden by household type and income category	The cost burden born by city residents indicates the preservation of affordable housing. If cost burden increases for any household type or income category, existing affordable housing is likely not being preserved.	US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) data, 5-year estimates US Census Bureau Public Use Microdata Sample data, 5-year estimates
	Demolition permits issued	Tracking demolition permits issued in the city will give city staff a hit to any gentrification or depletion of low-income housing.	Internal city tracking
A.1.3: Encourage workforce and mixed-use housing to support businesses that provide critical amenities that support the needs of North Bend residents	Number of commercial permits issued.	Tracking the number of commercial permits issued will help the city see the increase in commercial activity in the city	Internal city tracking
	Housing affordable to different income groups.	Understanding how much housing is affordable to different income groups in the city will help staff understand how affordable the city is to working class residents.	US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) data, 5-year estimates US Census Bureau Public Use Microdata Sample data, 5-year estimates
A.1.4: Consider and implement	Housing development	Monitoring the rate at which new housing units of different types are	Internal city construction permit tracking





housing strategy recommendations from the Economic Action Plan in support of increasing housing supply and diversity	completed, total and by housing type	produced will allow the city to see the success of various recommendations from the EAP in support of increased housing supply and diversity.	King County Assessor's Office WA State Office of Financial Management Postcensal Estimates of Housing
A.1.5: Consider a subarea plan that fosters a community-supported vision for the downtown housing stock and economy. Consider implementing alongside a non-project environmental impact statement.	Creation of subarea plan  Creation of Non-Project EIS  Track the number of pre-application meetings per development type within subarea.	Before the success of any subarea plan can be tracked, the plan must be created  The non-project EIS' completion should reduce the barrier to developers building within the subarea  Trends in pre-application meetings related to the planned subarea can help show the clarity of new regulations along with potential barrier they create to development.	City publication  City publication  Internal city meeting tracking.
A.2.1: Apply for state and federal grants to fund utility infrastructure projects	Successful application for grant programs  Money spent on infrastructure by areas served	The city must apply for and be awarded money from the any identified grants before spending on infrastructure priorities  Tracking the city money spent on infrastructure projects in different areas of North Bend will help the city see where additional investment might be needed.	Federal or State grantor  City tracking of infrastructure expenditures
A.2.2: Reassess impact fees to ensure they remain an adequate and appropriate source of funding	Adoption of new impact fee program  Improved infrastructure levels of service	An initial indicator of the reassessment's success will be a change to impact fees.  Ultimately, the city wants to see improved levels of service for their infrastructure. Seeing these improvements will indicate if their streams of funding have improved because of altered impact fees.	City code adoption  Infrastructure level of service study
A.2.3: Consider a rate study to investigate alternative methods for fee structure (by square footage, bedrooms, etc.) to fund service extensions without	Completion of rate study  Adoption of new service extension fee program	An initial indicator of the reassessment's success will be a complete rate study.  A secondary indicator of the reassessment's success will be a change to impact fees.  Ultimately, the city wants to see improved levels of service for their	Published study  City code adoption  Infrastructure level of service study



overburdening small development projects	Improved infrastructure levels of service	infrastructure. Seeing these improvements will indicate if their streams of funding have improved because of altered rates.	
A.2.4 Make strategic infrastructure investments to increase capacity where necessary	Money spent on infrastructure by areas served  Improved infrastructure levels of service	Tracking the city money spent on infrastructure projects in different areas of North Bend will help the city see where additional investment might be needed  The city wants to see improved levels of service for their infrastructure. Seeing that these improve will indicate if their streams of funding have improved because of altered rates.	Internal city tracking  Infrastructure level of service study
A.3.1: Continue community conversation and collaboration through ongoing community engagement.	Attendance at public city meetings  Voter Turnout  Participation in public surveys	Public attendance at city meetings is an indicator that the public is involved in city processes  Voter turnout is a commonly used indicator of local civic engagement.  Participation in any future public surveys is an indicator that people want to participate in city decision making	Internal city tracking, city meeting minutes  Internal city tracking  Future Public Engagement Summaries
A.3.2: Prevent displacement of senior and low-income households by marketing incentives and encouraging non-profits to develop affordable housing in the Snoqualmie Region	Housing cost burden by household type and income category  Demolition permits issued	The cost burden felt in the city indicates the preservation of affordable housing. If cost burden increases for any household type or income category, existing affordable housing is likely not being preserved.  Tracking demolition permits issued in the city will give city staff a hit to any gentrification or depletion of low income or senior housing.	US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) data, 5-year estimates US Census Bureau Public Use Microdata Sample data, 5-year estimates  Internal city tracking
A.3.3: Consider the feasibility of the development of a master plan for the outlet mall area in cooperation with the property owners.	Ongoing conversations with the property owners  Number of commercial and residential permits issued in the area	Outlet mall area property owners will be instrumental stakeholders in any future MPC, and their continued buy-in is essential  Tracking the number of commercial and residential permits issued will help the city see the increase in commercial activity in the area	Internal city tracking  Internal city tracking
B.1.1: Strategic marketing of development	Preapplication meetings related	Tracking preapplication meetings can help the city both track engagement in various programs	Internal city tracking



incentives, support, and resources through the city webpage oriented toward the development community	to marketed incentives	over time, but also serve to take feedback for different housing programs	
B.1.2: Consider streamlining the ADU permitting process.	Code amendments to the ADU process  Number of permitted ADUs in the city	Codifying the updated process is the first step to increasing ADU permitting  Tracking the number of ADUs developed in the city will help show if the city's new process is making the development process easier	Code amendments  Internal city tracking
B.1.3: Clarify design requirements and streamline permitting for Missing Middle and multifamily residential housing types	Housing development completed, total and by housing type  Track the number of successful applications to help build missing middle and multifamily housing.	Understanding whether the city is maintaining the creation of diverse housing types over time to meet needs will require monitoring the rate at which new housing units of different types are produced  Tracking the number and location of successful applications of programs that address missing middle and multifamily housing can help determine where the city's efforts should be placed in incorporating these housing types.	Internal city construction permit tracking King County Assessor's Office WA State Office of Financial Management Postcensal Estimates of Housing  Internal city tracking
B.2.2: Permit a wider variety of housing development in residential zones surrounding North Bend Way.	Housing development completed, total, by housing type, and by zone  Track the number of successful applications to help build missing middle housing.	Understanding whether the city is maintaining the creation of diverse housing types over time to meet needs will require monitoring the rate at which new housing units of different types are produced  Tracking the number and successful application of programs that address missing middle housing can help determine where the city's efforts should be placed in incorporating missing middle housing.	Internal city construction permit tracking King County Assessor's Office WA State Office of Financial Management Postcensal Estimates of Housing  Internal city tracking
B.2.3: Evaluate residentially zoned properties located in annexable areas within the city UGA and options for future growth opportunities.	Tracking city progress towards 2044 growth goals  Land area annexed	As the city implements other actions, monitoring how they are tracking towards this goal is essential. This will also determine how much residential area must be annexed  The amount land annexed will show if this strategy has been successful,	US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) data, 5-year estimates  Internal city tracking



		in combination with the above growth target tracking	
B.2.4: Explore expansion of the multifamily Residential Tax exemption to encourage the development of multifamily projects affordable to working-class households.	<p>Housing development completed, total and by housing type</p> <p>Monitor tenancy and rent per unit type.</p>	<p>Understanding whether the city is maintaining the creation of diverse housing types over time to meet needs will require monitoring the rate at which new housing units of different types are produced.</p> <p>There are several data points that state law requires cities with multifamily tax exemptions to report. This information may also be useful for the city to understand the dynamic state of affordable housing in the city. This information might be best collected through a third-party nonprofit.</p>	<p>Internal city construction permit tracking King County Assessor's Office WA State Office of Financial Management Postcensal Estimates of Housing</p> <p>City tracking of affordable housing.</p>
B.2.5: Consider a fee reduction grant program for using the existing affordable housing tax program or state grant programs	<p>City revenue stream tracking</p> <p>Housing development completed, total and by housing type</p> <p>Monitor tenancy and rent per unit type.</p>	<p>The city must maintain its finances, and tracking the money coming in through grants and going out through fee reductions will indicate if this program is sustainable.</p> <p>Understanding whether the city is maintaining the creation of diverse housing types over time to meet needs will require monitoring the rate at which new housing units of different types are produced.</p> <p>There are several data points that state law requires cities with multifamily tax exemptions to report. This information may also be useful for the city to understand the dynamic state of affordable housing in the city. This information might be best collected through a third-party nonprofit.</p>	<p>Internal city tracking</p> <p>Internal city construction permit tracking King County Assessor's Office WA State Office of Financial Management Postcensal Estimates of Housing</p> <p>City tracking of affordable housing.</p>
B.2.6: Consider a fee reduction grant program for housing-focused redevelopment in the Downtown Core.	<p>City revenue stream tracking</p> <p>Housing development completed, total,</p>	<p>The city must maintain its finances, and tracking the money coming in through grants and going out through fee reductions will indicate if this program is sustainable</p> <p>Understanding whether the city is maintaining the creation of diverse housing types over time to meet needs will require monitoring the</p>	<p>Internal city tracking</p> <p>Internal city construction permit tracking King County Assessor's Office</p>



	by housing type, and by location	rate at which new housing units of different types are produced. For this strategy, seeing where it's created will be key to monitor program success	WA State Office of Financial Management Postcensal Estimates of Housing
	Monitor tenancy and rent per unit type.	There are several data points that state law requires cities with multifamily tax exemptions to report. This information may also be useful for the city to understand the dynamic state of affordable housing in the city. This information might be best collected through a third-party nonprofit.	City tracking of affordable housing.

### Maintaining Measurable Indicators of Success

To achieve success, small cities must follow many of the same steps and incorporate many of the same elements as programs in larger urban and better-financed cities. However, these jurisdictions also face various limitations unique to their location and size. Many small cities which have been successful in their action plans typically demonstrate the following characteristics:

#### Political Commitment

Political champions are essential in any community. However, in small cities where governance and politics can be deeply personal, courageous, and proactive leadership is needed to negotiate with individuals who have entrenched beliefs and are unwilling to consider everyone's perspective.

#### City Specific Implementation

Small cities must carefully evaluate their housing needs and adopt programs calibrated to local conditions. Given the small scale of existing residential development, it would be impractical to establish a high development-size threshold to trigger a requirement from the Housing Action Plan. Likewise, many of the most successful programs offer property owners options rather than a rigid "take-it-or-leave-it" approaches. Typically, this involves a menu of incentives to help offset the costs of producing below-market-rate units. Such flexibility may include site design concessions and reduced or waived fees. Strategic actions must be thoughtfully considered and evaluated by the city to determine which actions, and at what thresholds, will best serve the needs of North Bend.

#### Simple and Sustainable Administration

Finally, to overcome the capacity challenge, small cities must often depend on volunteers from the community to support successful *Housing Action Plan* implementation. To achieve political support and simplify administration, some jurisdictions have adopted streamlined programs that provide limited or no alternatives to onsite development by market-rate developers to eliminate the possibilities that the jurisdiction will be burdened with fees or land that will



require it to act as a de facto developer. However, this must be carefully weighed against the benefits of a flexible menu of incentives and alternatives. Outsourcing the most complex and cumbersome components of implementation to capable contractors, such as nonprofit organizations, is another option to relieve administrative staff and increase program effectiveness.

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Action	Next Steps	Timeline	Method of Accomplishing Action	Lead Party	Investment Level
<b>STRATEGIC OBJECTIVE A: CULTIVATE GOVERNANCE THAT PROVIDES FOR NORTH BEND'S FUTURE HOUSING, INFRASTRUCTURE, AESTHETIC, AND COMMUNITY NEEDS</b>					
A.1.1 Create inventory of short term rental units	<ul style="list-style-type: none"> <li>Review any existing list of licensed short term rental units within North Bend</li> <li>Find relevant precedents on municipal short term rental programs</li> <li>Facilitate community-wide conversations to determine role of short term rentals within the city</li> </ul>	short term short term medium term	Administrative Administrative Administrative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development	low low medium
A.1.2 Preserve existing affordable housing units within the city	<ul style="list-style-type: none"> <li>Take inventory of older and affordable units within North Bend</li> <li>Determine municipal strategy best tailored to preserving existing affordable housing in North Bend -grant applications, non-profit partnerships, City Housing Trust, direct homeowner assistance, etc</li> <li>Determine funding source for affordable housing strategy</li> <li>Draft program to preserve existing affordable housing stock</li> <li>Propose program, partnership or grant application assistance for housing preservation</li> </ul>	short term medium term Long term Long term Long term	Administrative Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	low low medium medium low
A.1.3 Encourage workforce and mixed-use housing to support businesses that pro	<ul style="list-style-type: none"> <li>Facilitate community-wide conversations and conduct commercial study to determine areas underserved by critical services/amenities</li> <li>Determine if existing commercial spaces are capable of facilitating needed services of all North Bend communities</li> <li>Review development controls requiring or incentivizing development of missing commercial spaces such as development agreements, conditional approvals, MPD's</li> <li>Implement development control/incentive program</li> </ul>	short term short term medium term Long term	Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development	high medium low medium
A.1.4 Consider and implement housing strategy recommendations from the Econo	<ul style="list-style-type: none"> <li>Facilitate community-wide conversations to rank priority of EAP recommendations</li> <li>Facilitate discussions with key business stakeholders in the city and in the region</li> <li>Draft programs recommended by EAP</li> <li>Adopt programs</li> </ul>	short term medium term medium term Long term	Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	low low high medium
A.1.5 Consider a subarea plan that fosters a community-supported vision for the c	<ul style="list-style-type: none"> <li>Facilitate community-wide conversations to establish community priorities and cohesive vision for downtown</li> <li>Inventory existing conditions, conduct SWAT report</li> <li>Consider form and land use controls that can serve the community vision</li> <li>Draft sub area plan for review by administrative bodies</li> <li>Revise and publish sub area plan to municipal code of ordinances</li> </ul>	short term medium term medium term Long term Long term	Administrative Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	medium medium medium high medium
A.2.1 Apply for state and federal grants to fund utility infrastructure projects.	<ul style="list-style-type: none"> <li>Research available grant funding programs, municipal loan programs, levies and bonds able to fund infrastructure</li> <li>Review and prioritize infrastructure projects based on need</li> <li>Conduct public engagement events to gather input on proposed funding opportunities</li> <li>Apply for funding/implement funding initiative</li> </ul>	short term short term medium term medium term	Administrative Administrative Administrative Administrative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development	low low medium medium
A.2.2 Reassess impact fees to ensure they remain an adequate and appropriate so	<ul style="list-style-type: none"> <li>evaluate existing formula utilized to generate impact fees for development</li> <li>determine indexing method to best capture adjustments to annual inflation levels</li> <li>examine exemptions and waivers allowed by city</li> <li>Verify level of funding necessary to properly address future needs of the community</li> <li>Draft new impact fee schedule to provide necessary funding</li> <li>Adopt new fee schedule</li> </ul>	short term short term short term medium term medium term Long term	Administrative Administrative Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	low low low medium medium medium
A.2.3 Conduct a rate study to investigate alternative methods of billing (billing by	<ul style="list-style-type: none"> <li>evaluate existing formula utilized to generate impact fees for development</li> <li>determine indexing method to best capture adjustments to annual inflation levels</li> <li>examine exemptions and waivers allowed by city</li> <li>Facilitate discussions with small development stakeholders in the city and in the region to find potentially burdensome service extension fees</li> <li>Verify level of funding necessary to properly address future infrastructure needs of the community</li> <li>Draft new service extension fee schedule to provide necessary funding</li> <li>Adopt new fee schedule</li> </ul>	short term short term short term medium term medium term medium term Long term	Administrative Administrative Administrative Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	low low low medium low medium medium
A.2.4 Make strategic infrastructure investments to increase capacity where neces	<ul style="list-style-type: none"> <li>Determine capital facilities and infrastructure networks likely to be most impacted by population growth, perhaps through infrastructure study</li> <li>Determine areas most likely to outgrow current service provision as target areas for investment</li> <li>Prioritize funding for projects capable serving growth areas</li> </ul>	short term medium term Long term	Administrative Administrative Administrative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development	medium medium medium
A.3.1 Continue community conversation and collaboration through ongoing comm	<ul style="list-style-type: none"> <li>Identify key community stakeholder and input groups for continued engagement</li> <li>Determine topics relevant for input</li> <li>Establish community engagement programs that solicit feedback to different municipal initiatives</li> <li>Iteratively reevaluate key community stakeholders and input groups for addition to program</li> </ul>	short term short term medium term Long term	Administrative Administrative Administrative Administrative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development	low low medium low
A.3.2 Prevent displacement of senior and low-income households by marketing in	<ul style="list-style-type: none"> <li>Identify all existing housing incentive programs relevant to senior and low income housing</li> <li>Determine relevant developers and nonprofits</li> <li>Draft website content relevant to senior and low income developer groups</li> <li>Create website to lay out housing incentives in an accessible manner</li> <li>Retain non-profit and private developmentpartners via a friendly environment</li> </ul>	short term medium term medium term medium term Long term	Administrative Administrative Administrative Administrative Administrative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development	low low medium medium low
A.3.3 Consider the feasibility of the development of a master plan for the outlet	<ul style="list-style-type: none"> <li>Solicit input from property owners, technical professionals, tenants, and local stakeholders about specific site considerations</li> <li>Determine constraints and conditions of permitting MPD</li> <li>Draft MPC agreement for review by administrative bodies</li> <li>Approve MPC for outlet mall area</li> </ul>	medium term medium term Long term Long term	Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	high medium medium medium
<b>STRATEGIC OBJECTIVE B: ENSURE THAT HOUSING STOCK MATCHES THE NEEDS OF THE CURRENT AND FUTURE NORTH BEND COMMUNITY</b>					
B.1.1 Strategic marketing of business and development incentives, support, and re	<ul style="list-style-type: none"> <li>Identify all existing housing incentive programs relevant to senior and low income housing</li> <li>Determine relevant developers and nonprofits</li> <li>Draft language to explain housing incentives using level of detail and language appropriate to user group</li> <li>Create website to lay out housing incentives in an accessible manner</li> <li>Retain non-profit and private developmentpartners via a friendly environment</li> </ul>	short term medium term medium term medium term Long term	Administrative Administrative Administrative Administrative Administrative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development	low medium medium medium low
B.1.2 Consider streamlining the ADU permitting process.	<ul style="list-style-type: none"> <li>Facilitate conversations with homeowners who have developed ADUs on their properties and those who want to but have not</li> <li>Identify key roadblocks in the ADU development process using input from ADU stakeholders</li> <li>Draft revised ADU related permitting code</li> <li>Adopt revised ADU related permitting code</li> </ul>	short term medium term medium term Long term	Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	low medium medium medium
B.1.3 Clarify design requirements and streamline permitting for Missing Middle an	<ul style="list-style-type: none"> <li>Facilitate conversations with developers who have created missing middle and multifamily development types and those who want to but have not</li> <li>Facilitate conversations with developers surrounding design requirements</li> <li>Identify key roadblocks in the MMH, MF, and design requirement related development process using input from stakeholders</li> <li>Draft revised MMH, MF, and design requirement related code</li> <li>Adopt revised MMH and MF related permitting and design code</li> </ul>	short term short term medium term medium term Long term	Administrative Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	medium medium low medium medium
B.2.1 Consider changing the Cottage Residential zone to a Residential Medium zon	<ul style="list-style-type: none"> <li>Facilitate conversations among residents of current cottage residential zone to determine community vision</li> <li>Determine appropriate expansion of housing types allowed in addition to any community desired design requirements</li> <li>Draft new code for Residential Medium zone, revise land use table</li> <li>Adopt revised Residential medium code</li> </ul>	short term medium term medium term Long term	Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	medium medium high medium
B.2.2 Permit a wider variety of housing development in residential zones surround	<ul style="list-style-type: none"> <li>Facilitate conversations among residents surrounding North Bend way to determine community vision</li> <li>Determine appropriate rezoning area and permitted land uses in addition to incorporation of any community desired design requirements</li> <li>Revise code to rezone areas surrounding North Bend Way and update land use table and other applicable code sections</li> <li>Adopt revised code</li> </ul>	short term medium term medium term Long term	Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	medium high high medium
B.2.3 Evaluate residentially zoned properties located in annexable areas within th	<ul style="list-style-type: none"> <li>Determine available housing capacity in unincorporated parts of the UGA</li> <li>Determine additional housing capacity needed outside of the incorporated city area to meet growth target goals</li> <li>Facilitate community wide conversations to identify appropriate areas in unincorporated UGA for annexation</li> <li>Identify parcels outside of city limits for incorporation and conduct outreach to property owners</li> <li>Annex identified parcels to increase housing capacity</li> </ul>	short term medium term medium term Long term Long term	Administrative Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	medium medium low medium high
B.2.4 Explore expansion of the multifamily Residential Tax exemption to encourag	<ul style="list-style-type: none"> <li>Facilitate community discussions to help identify residentially targeted areas</li> <li>Conduct land use and amenity availability study to help identify residentially targeted areas</li> <li>Identify preliminary areas for residentially targeted areas and solicit input from developers</li> <li>Draft code to expand MF Residential Tax Exemption, considering possibility to require income restricted housing in MF Residential Tax Exemption Program</li> <li>Adopt code to expand MF Residential Tax Exemption</li> </ul>	short term medium term medium term Long term Long term	Administrative Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	medium high high medium medium
B.2.5 Consider a fee reduction grant program for using the existing affordable hou	<ul style="list-style-type: none"> <li>Analyze current fee-based sources of funding for current revenue and necessary revenue</li> <li>Identify and apply for new sources of funding to augment fee based streams of income</li> <li>Draft fee reduction program for developer use</li> <li>Adopt fee reduction program</li> </ul>	short term short term medium term Long term	Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	high medium medium medium
B.2.6 Consider a fee reduction grant program for redevelopment in the Downtow	<ul style="list-style-type: none"> <li>Analyze current fee-based sources of funding for current revenue and necessary revenue</li> <li>Identify and apply for new sources of funding to augment fee based streams of income</li> <li>Draft fee reduction program for developer use</li> <li>Adopt fee reduction program</li> </ul>	short term short term medium term Long term	Administrative Administrative Administrative legislative	Department of Community and Economic Development Department of Community and Economic Development Department of Community and Economic Development City Council	high medium medium medium

## Appendix A: GLOSSARY

**Affordable housing:** Affordable housing describes income restricted housing available only to qualifying low-income households. Income-restricted housing can be located in public, nonprofit, or for-profit housing developments. It can also include households using vouchers to help pay for market-rate housing (see “Vouchers” below for more details).

**American Community Survey (ACS):** This is an ongoing nationwide survey conducted by the U.S. Census Bureau. It is designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households.

**AMI:** Area Median Income. The benchmark median income is that of the Seattle-Bellevue, WA HUD Metro Fair Market Rent Area median family income, also sometimes referred to as the HAMFI. The 2018 AMI, which was \$103,400, is used in this report. This measure is used by HUD in administering its federal housing programs in Snohomish County.

**Attainable Housing:** Attainable Housing is market rate housing in which the people are spending no more than 30% of their income on their home. Implicit in this idea of attainability is the idea that a range of housing options (type, size, tenure, cost) needs to exist in the local market for a range of household incomes and preferences.

**Cost-burdened household:** A household that spends more than 30 percent of its gross income on housing costs.

**Development:** Broadly, this term means the conversion of an area from one state into another. Often this implies the conversion of a tract of land from a less intense use.

**Fair Market Rent:** HUD determines what a reasonable rent level should be for a geographic area and sets this as the area’s fair market rent. Section 8 (Housing Choice Voucher program) voucher holders are limited to selecting units that do not rent for more than fair market rent.

**Family:** This census term refers to a household where two or more people are related by birth, marriage, or adoption.

**Household:** A household is a group of people living within the same housing unit. The people can be related, such as family. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households. The census sometimes refers to “occupied housing units” and considers all persons living in an occupied housing unit to be a single household. So, Census estimates of occupied housing units and households should be equivalent.



**Household income:** The census defines household income as the sum of the income of all people 15 years and older living together in a household.

**Housing Choice Vouchers:** Also referred to as Section 8 Vouchers. A form of federal housing assistance that pays the difference between the Fair Market Rent and 30 percent of the tenant's income. HUD funds are administered by Public Housing Agencies (PHA).

**Income-restricted Housing:** This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at a below-market rates. Some income-restricted rental housing is owned by a city or housing authority, while others may be privately owned. In the latter case the owners typically receive a subsidy in the form of a tax credit or property tax exemption. As a condition of their subsidy, these owners must offer a set percentage of all units as income-restricted and affordable to household at a designated income level.

**Infrastructure:** The facilities and capital equipment that jurisdictions need to function effectively. Common examples include sewer service, waste collection, and transportation service.

**Jurisdiction:** The extent of a governing body's authority. Alternatively, the governing body which has authority in an explicit area.

**Low-income:** Families that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to area median family incomes (MFI), with consideration for family size.

**Market Rate Housing:** Housing stock that exists or is proposed based on an area's market values, demand, and American Median Income (AMI). Location, amenities, size, building conditions help determine how much monthly incomes are contributed to housing costs

**Median income:** The median income for a community is the annual income at which half of the households earn less and half earn more.

**Missing Middle Housing:** Housing types that range between a single-family home and mid-rise apartment buildings. These housing types can include, but are not limited to, townhomes, duplexes, triplexes, fourplexes, courtyard clusters, or cottage homes and can be more compatible in scale to the single-family or transitional neighborhood.

**Multifamily Residential:** A collection of multiple housing units in one structure. Often multifamily units are found in apartment buildings, but small-scale multifamily residential structures also exist as duplexes, townhomes, quadplexes, or other smaller buildings with multiple housing units.

**Severely cost-burdened household:** A household that spends more than 50 percent of its gross income on housing costs.

**Single Family Home:** A residential structure that is designed to shelter one household. This is the most common type of housing found in the region.

**Stakeholder:** A member of the public with an interest in the outcome of the project or specific knowledge of the topic.

**Subsidized housing:** Public housing, rental assistance vouchers like Section 8, and developments that use Low-Income Housing Tax Credits are examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably.

**Tenure** references the ownership of a housing unit in relation to the household occupying the unit. According to the US Census Bureau, a housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is “owned” only if the owner or co-owner lives in it. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

**Transportation:** In context of the Location Affordability Index, this term refers to costs associated with auto ownership, auto use, and transit use.

**Vouchers (Tenant-based and Project-based):** HUD provides housing vouchers to qualifying low-income households. These are typically distributed by local housing authorities. Vouchers can be “tenant-based”, meaning the household can use the vouchers to help pay for market-rate housing in the location of their choice. They pay the difference between the fair market rent and 30 percent of the tenant’s income. Or the vouchers can be “project-based”, meaning they are assigned to a specific building.

# HOUSING NEEDS ASSESSMENT **CITY OF NORTH BEND**

MARCH 2023

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## Part 1: Introduction

### 1.1 BACKGROUND

The City of North Bend has applied for grant funding allocated by the Washington State Department of Commerce and funded through House Bill 1923 (HB 1923). The grant funding is being used for the development of a Housing Action Plan which will allow the City to recognize the housing needs of its current and future populations, as well as outline goals, policies, and strategies to meet those needs.

The City of North Bend does not build or manage housing. However, the City can affect how much and what types of housing are produced through comprehensive plan policies, development codes, incentives, programs, and capital projects. The HAP will identify strategies to ensure the City's influence on housing production is in line with its overall housing goals.

### 1.2 PURPOSE

The first step in the development of a Housing Action Plan (or HAP) is the creation of a housing needs assessment (HNA). Fundamentally, an HNA is a study to identify the current and future housing needs of all economic segments of the community. The HNA attempts to answer the following types of questions:

- Who lives here and who works here, and what are their socioeconomic characteristics?
- Are there resident groups who are unable to find safe, affordable, and appropriate housing that meets their household needs?
- How much housing, and what types of housing, is needed to meet the current and future diverse needs of the residents?
- Is there sufficient buildable land capacity to accommodate the growth and diversity of housing choices?

The HNA is prepared by evaluating the City's population demographics, economic profile, and housing characteristics to gain a data-driven understanding of the housing market, housing needs, and demand forecasted. The HNA serves as the foundation for an informed HAP and associated policy recommendations.

Following the creation of an HNA, a public outreach process and policy analysis is undertaken. These three elements inform the construction of the HAP document.

## 1.3 REGIONAL CONTEXT

A regional perspective is necessary to understand market dynamics, as housing markets are rarely contained within a single jurisdiction. If safe and affordable housing is insufficient in one community, people are likely to search for housing in nearby jurisdictions rather than leave the region altogether. This North Bend specific HNA follows a regional HNA for the greater Snoqualmie River Valley (see appendix D). The Snoqualmie River Valley follows the Snoqualmie river from North Bend to the confluence of the Snoqualmie and the Skykomish rivers.

While the area surrounding North Bend is relatively rural, the proximity to the greater Seattle/Bellevue Metropolitan Region makes the Region an attractive destination for people to live and work outside urban centers. The Snoqualmie Valley Region has seen an influx of new residents since the beginning of the global Covid pandemic, which has led to a record level of new residents.

## 1.4 COMPONENTS

The HNA is a tool for decision-makers, residents, housing market professionals, and anyone else who may find it useful. It provides a baseline of data that explains the current housing conditions in North Bend and highlights shortcomings or gaps regarding the current housing supply and demands of the residents now and in the future. The HNA is composed of three main parts:

1. Community Overview

This section provides an overview of the demographic and economic characteristics that shape the City's current and future housing needs.

2. Housing Conditions

This section describes the current housing inventory of the City with a focus on characteristics such as size, location, cost, and tenure.

3. Gap Analysis

This section evaluates the alignment between the community overview and housing inventory and quantifies the housing needed to meet the housing needs of the diverse and growing population.

The data in this document will be combined and supplemented with information gathered through engagement with stakeholders and residents to form the HAP.



## Part 2: Community Overview

### 2.1 BRIEF HISTORICAL CONTEXT

The City of North Bend is located within what is now known as King County in the upper valley of the Snoqualmie River, about 30 miles east of Seattle and along Interstate 90. The City is mostly comprised of low-density development, has a small downtown commercial district, and is surrounded by forests in the Cascade Mountains.

The history of the Snoqualmie Valley is the history of the Snoqualmie people. The Snoqualmie people have inhabited the area now known as North Bend since time immemorial. They lived off the land, hunting, fishing, and foraging throughout the Snoqualmie River drainage basin from the Cascade foothills to the confluence of the Snoqualmie and the Skykomish Rivers.

In 1855 Snoqualmie leaders signed the Treaty of Point Elliot, which recognized the Snoqualmie as a separate sovereign nation. In doing so, the United States recognizes and respects the Snoqualmie Tribe's reserved rights to fish, hunt, and gather across their traditional territory as they

have done since immemorial<sup>1</sup>.

The first non-native settlers arrived in the Snoqualmie Valley in 1858, acquired swaths of Snoqualmie Prairie, and began to farm. Once the Seattle, Lake Shore & Eastern Railroad was built in 1889, North Bend began taking form. The railroad brought tourism and trade to the area, connecting the town to Puget Sound.

In 1909, the City of North Bend was incorporated. Further development was spurred by the construction of Sunset Highway, which connected Seattle to Spokane via Snoqualmie Pass. Eventually, this highway would be replaced by Interstate 90. North Bend continues to be shaped by its strategic location as an approach to Snoqualmie Pass<sup>2</sup>.

1 Watson, K. G. (1999) Native Americans of Puget Sound- A Brief History of the First People and Their Cultures. History Link.org <https://www.historylink.org/File/1506>

2 Kershner, J. (2014) North Bend- Thumbnail History. History Link.org <https://www.historylink.org/File/10750>

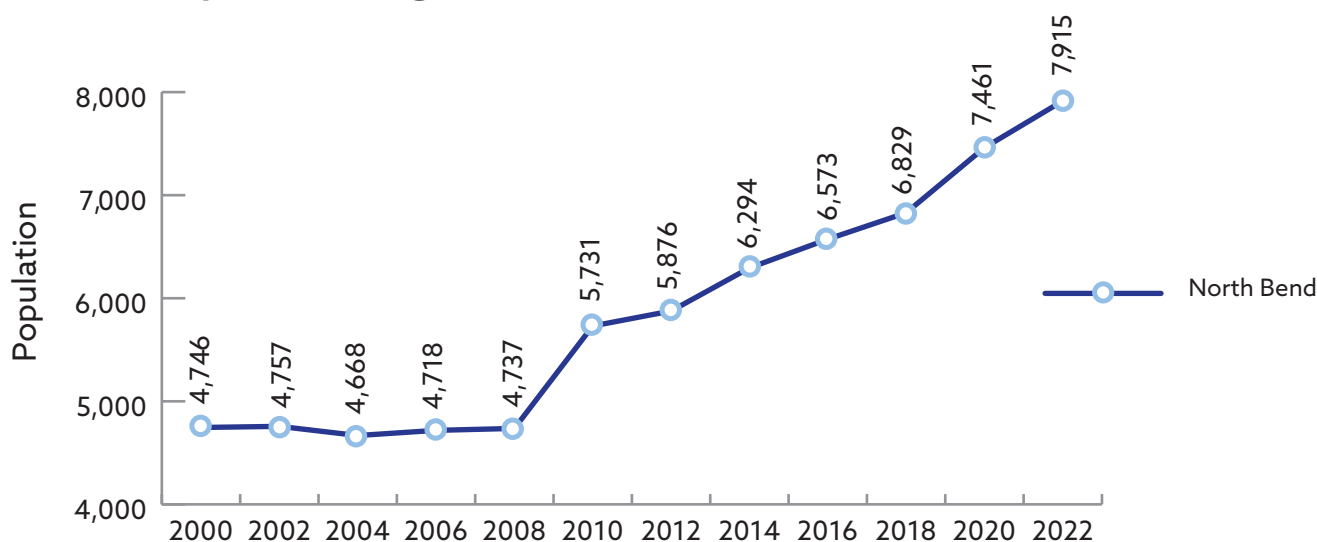


*Photo 1: Mount Si, as seen from just outside North Bend, WA*

## 2.2 POPULATIONS

The overall population in North Bend has increased over the past twenty years, as demonstrated in Exhibit 1. The population remained stable between 2000 and 2008 before steadily increasing from 2008 to 2022. The annual population growth rate since 2010 for the City of North Bend is 3.18% per year, which outpaces King County's growth rate of 2.39%. In 2022, the population was 7,915, which increased by 13% since 2019, and 67% since 2000.

**Exhibit 1: Population Change**



Source: OFM, 2021. Postcensal Estimates of April 1 Population, 1960 to Present. OFM, 2020. Intercensal Estimate of April 1 Population, 2010-2020. OFM, 2020. Intercensal Estimate of April 1 Population, 2000-2010.



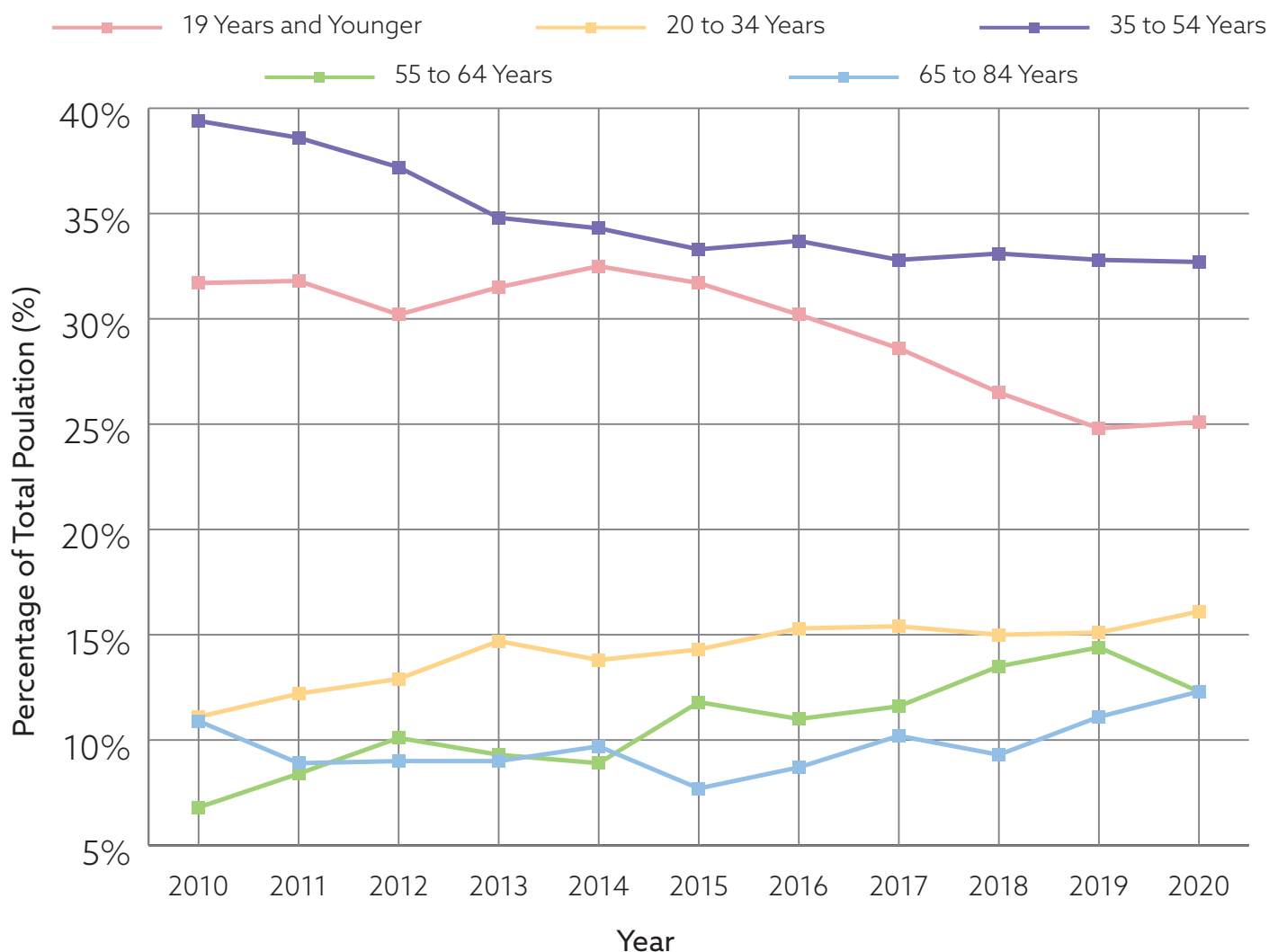
The median age in North Bend is 39, similarly to King County's median age of 37. About a third of the population is between 35 and 49, one quarter of the population is under 19, and about one fifth is between 50 and 64<sup>3</sup>. Around one seventh of the population is over 65 . King County has a higher percentage of residents within the age range of 18 to 49.

The population age distribution in North Bend has fluctuated over the last decade. The median age in North Bend has declined slightly from 42 years in 2010 to 39 years in 2020. Since 2010, the percentage of the population under 19 years of age and between 35 to 54 years of age has declined while the remaining population groups have been increasing, as shown in Exhibit 2.

There are more residents aged 20 to 34 and adults over 55 years of age in North Bend now than there were in 2010. Meanwhile, fewer children and adults between 35 and 54 now exist than in 2010. This may indicate that there are more young professionals and retirement aged people moving to North Bend, while parents and children may be leaving the city.

3 The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table S0101, Age and Sex.

## Exhibit 2: North Bend Population (2010 - 2020)



Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table S0101, Age and Sex.

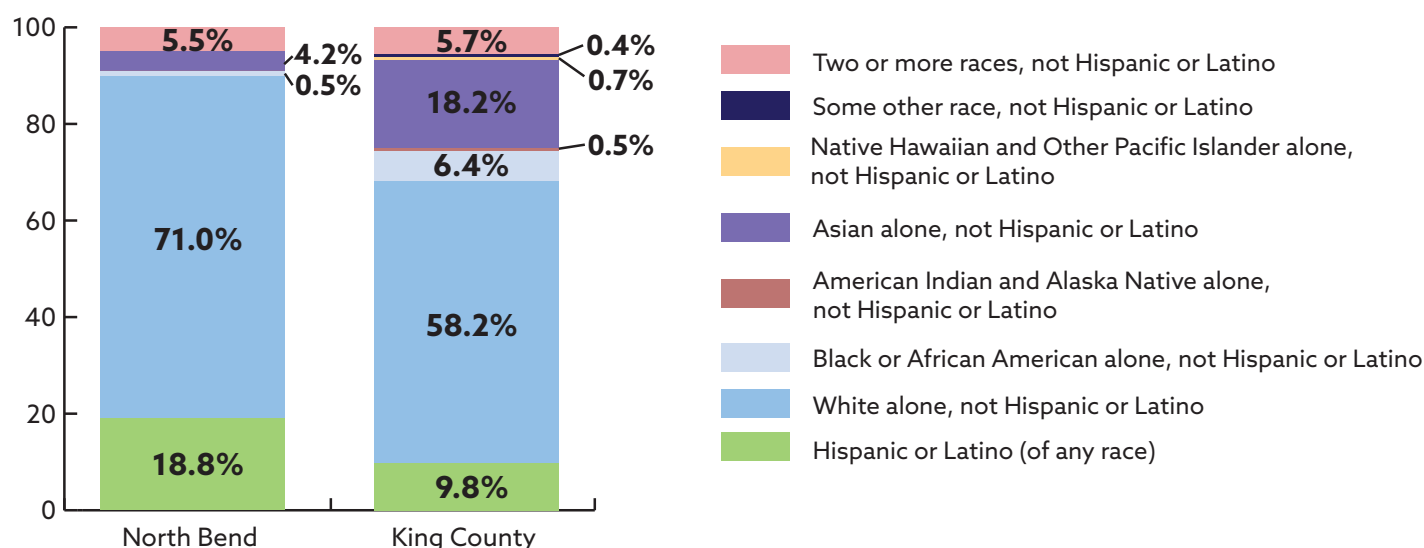
## Ethnicity and Race

The Census Bureau considers ethnicity and race separately:

- Race is defined as a person's identity with one or more social groups. The Census offers seven racial identities: White, Black or African American, Asian, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, or two or more races.
- Ethnicity refers to a group sharing common cultural expression and identification. For example, the Census asks whether respondents identify as Hispanic or Latino.

The North Bend population is less racially and ethnically diverse than the population of King County, as shown in Exhibit 3. Just under three quarters of the population is white, 19% is Hispanic or Latino, 5% is two or more races, 4% is Asian alone, and 1% is black or African American. North Bend has a higher proportion of Latino residents compared to the county at large.

**Exhibit 3: Race and Ethnicity of Population (North Bend & King County)**



Source: The Census Bureau. (2022). 2020 ACS 5-Year Estimates. Table DP05, Demographic and Housing Estimates

## Language Spoken at Home

The Census asks respondents to identify the language spoken within their home and their level of proficiency in English. In North Bend, 13% of households have limited English Proficiency. Of these residents, three quarters speak Spanish, a fifth speak other Indo-European languages, and 1% speak Asian or Pacific Islander (2016-2020 ACS 5-Year Estimates). The census defines Limited English households as households who report speaking English less than "very well." Residents with limited English proficiency may require access to language assistance services<sup>4</sup>.

<sup>4</sup> The Census Bureau (2022). 2016-2020 ACS 5-Year Estimates. Table DP05, Demographic and Housing Estimates



## 2.3 HOUSEHOLDS

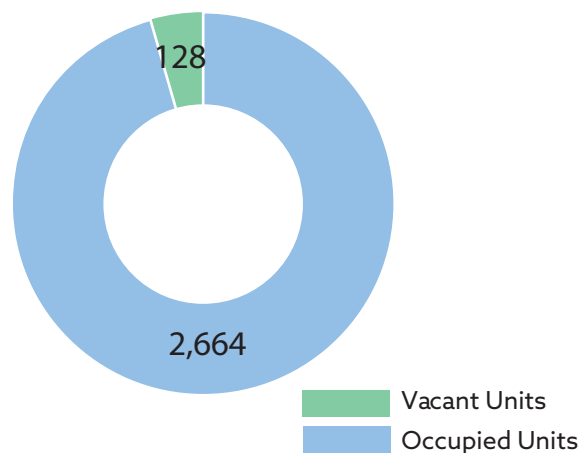
A household is a single person or group of related or unrelated people who live in a single dwelling unit. Understanding the makeup of households across age, race, and size helps us better understand how to provide housing options for diverse household types.

**Exhibit 4: Households by Housing Tenure (North Bend & King County)**

TYPE	NORTH BEND		KING COUNTY	
	COUNT	PERCENTAGE	COUNT	PERCENTAGE
Owner Occupied	1,745	66%	508,346	56%
Renter Occupied	919	34%	391,715	44%
<b>Total</b>	<b>2,664</b>		<b>900,061</b>	

Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table B25003, Tenure.

**Exhibit 5: Occupied Housing Units**



### Household Tenure and Size

Out of the 2,792 housing units available in North Bend, 128 units, or 4%, are vacant. Of the units occupied, two thirds are owner occupied and one third are renter occupied. By comparison, 56% of King County's housing was owner-occupied, while 44% was renter-occupied.

In 2020, the average household size of North Bend was 2.67 people, which was higher than the King County average of 2.43. Additionally, the household size of North Bend increased from 2010, when the average household size was 2.36 people<sup>5</sup>. Of the two-person households, 71% were owner-occupied, and 29% were renter-occupied<sup>6</sup>.

Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table B25002 Tenure by Household Size

<sup>5</sup> The Census Bureau. (2022). 2010-2020 ACS 5-Year Estimates. Table B25010, Average Household Size of Occupied Housing Units by Tenure

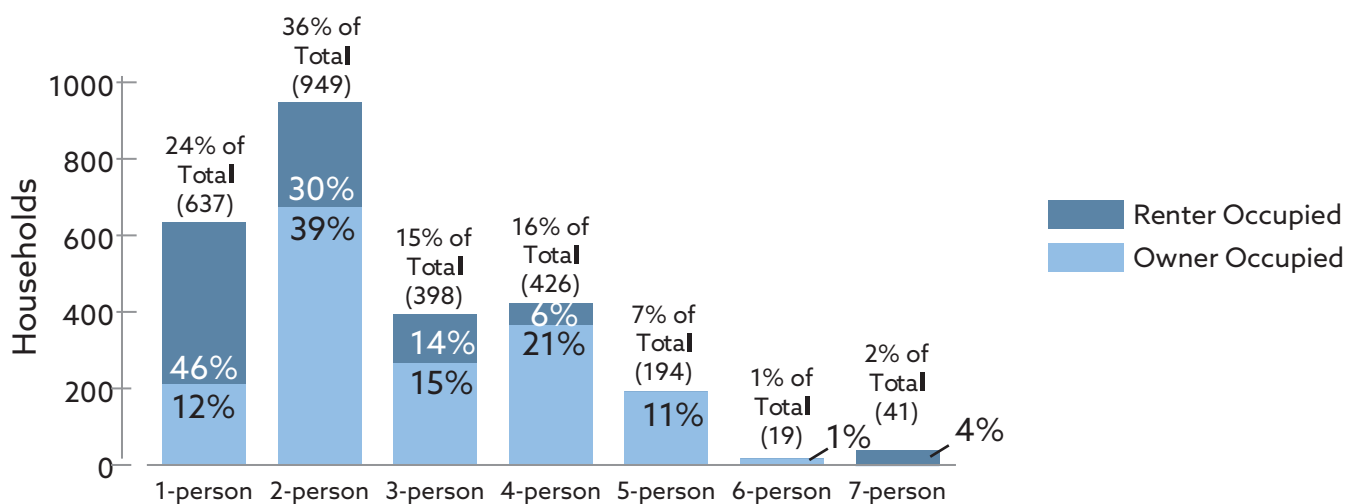
<sup>6</sup> The Census Bureau. (2022). 2016-2020 ACS 5-Year Estimates. Table B25009, Tenure by Household Size

## Household Income

The median household income in North Bend in 2020 was \$119,392, which was higher than King County's median income of \$99,158. The biggest proportional difference in income breakdown can be seen in non-family households. North Bend non-family households make \$32,217, less than half of the \$64,480 that King County's non-family households make.

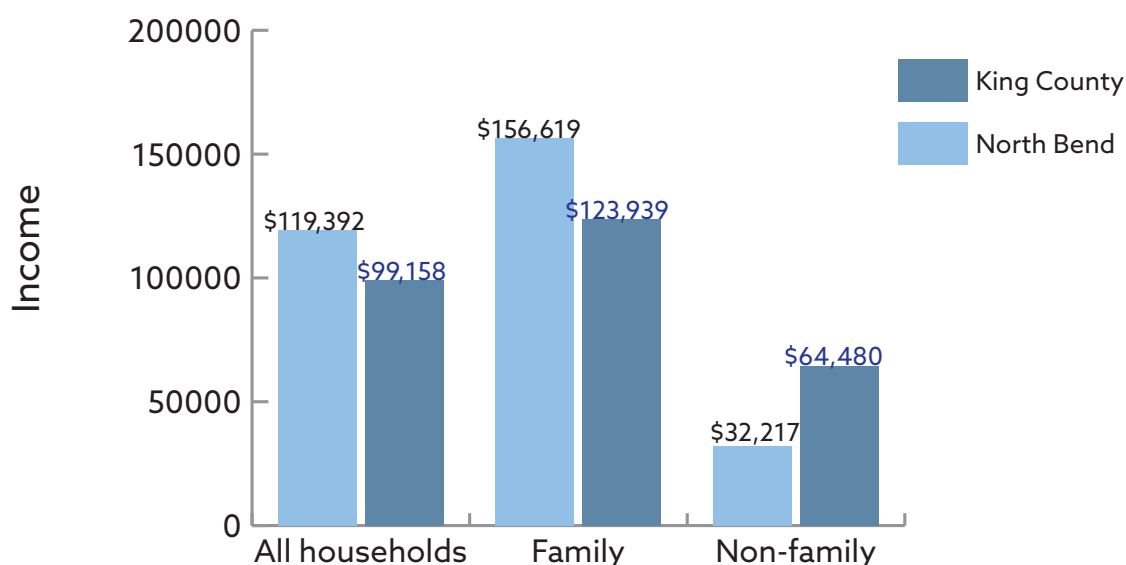
Non-family households consist of either one-person households or households where the home is exclusively shared with people the householder is not related to. The term family household refers to a household that is maintained by

### Exhibit 6: Household Size by Tenure



Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table B25009, Tenure by Household Size.

### Exhibit 7: Median Household Income by Household Type (North Bend & King County)



Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table S1901, Income in the past 12 months.



a householder who is in a family (a group of two or more people related by birth, marriage, or adoption and residing together) and can include unrelated people who may be residing there as well. In the county at large, these related family households make more on average than their unrelated counterparts. North Bend's reversal of this trend may indicate a higher proportion of single professionals than the county.

Analyzing the distribution of income and its relationship to housing affordability provides another valuable perspective on the health of the housing market. The U.S. Department of Housing and Urban Development (HUD) has created the Area Median Family Income (AMI) as a unit to measure relative wealth in an area. The HUD defines AMI groups by the following brackets:

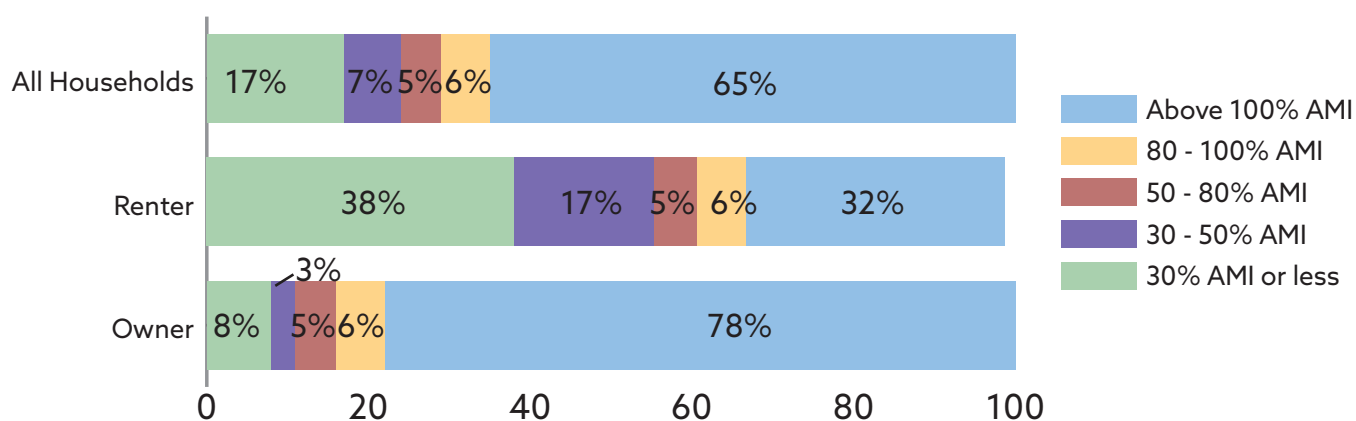
- Extremely Low Income: <30% AMI
- Very Low Income: 30-50 % AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-100 % AMI
- Above Median Income: >100% AMI

Renters have lower incomes in North Bend than owners. Nearly two fifths of renters make lower than 30% of the AMI while only 8% of owners make a similar amount. While almost four fifths of owners make more than the median income, only a third of renters do. Exhibit 8 demonstrates the distribution of household incomes for all North Bend households broken down into renters and owners.

## Cost-Burdened Households

The HUD references other factors that impact "affordability" more than house rent/price and number of bedrooms. Costs also account for neighborhood school quality, public safety, and access to jobs and amenities. The percentage of income standard for housing affordability may not fully consider the effects of housing and neighborhood quality. Housing that may appear affordable based on cost alone, for example, might be far from employment centers, increasing the percentage of income a household dedicates to transportation. A household may also choose a low-quality housing unit or a low-opportunity neighborhood to reduce housing costs. As a result, the conventional measure of affordable housing likely underestimates the number of households burdened by combined housing and transportation costs and the number of households in need of quality affordable housing.

**Exhibit 8: Percentage of Households by Income Level and Tenure**



Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2019. Data for North Bend city, Washington. Year Selected: 2015-2019 ACS



### **What is cost-burdened?**

Cost-burdened is a metric that was developed as an amendment to the federal 1968 Fair Housing Act by Senator Edward Brooke. Senator Brooke initially drafted the proposed amendment as a response to country-wide rent increases and complaints about services in public housing complexes by capping public housing rent at 25% of a resident's income<sup>1</sup>. The amendment, thereafter named the Brooke Amendment, passed in 1969 and was amended again in 1981 increasing the affordability cap to 30%.

Cost-burdened households are defined as households that spend more than 30% and less than 50% of their income on housing, and severely cost-burdened households spend more than 50% of their income on housing. Households need remaining income to afford other essentials such as food, utilities, transportation, childcare, and clothing.

In recent years, the metric has been up for debate among economists, planners, and affordable housing advocates because 30% is arguably an arbitrary number that may not be adequately representing actual cost-burdens experienced in different household types. Incomes and cost of living factors vary greatly throughout the United States based on location and the robustness of the local and natural economies.

Or a household that spends greater than 30% on housing may live somewhere with better access to amenities or somewhere where they can take public transportation to work, thereby reducing their transportation costs, which is normally a household's highest expense following housing. Additionally, cost-burden has the same metric for family and individual

households, and owner and renter households. The economic burdens that a family may experience are vastly different than what an individual would experience, since families have additional members that require more essentials than an individual would have.

While a new metric for housing affordability is likely needed, the 30% approach still has some important uses. The severely cost-burdened measurement is still used by HUD in its Worst Case Housing Needs report to Congress of very low-income renting households that do not receive government housing assistance. The 30% cutoff for affordability also matches what assisted households are required to pay in HUD's Housing Choice Voucher program.

The history and flaws of the cost-burden metric are important to understanding the greater context of the metric purpose and how it should be critically considered in the overall Housing Needs Assessment. However, it is still widely agreed upon within the policy and advocacy community that households paying more than half of their income on housing is a serious issue that needs to be addressed.

1 HUD. (2016) "Rental Burdens: Rethinking Affordability Measures,"





Regarding homeowners, there is concern that many households are being priced out of the market due to recent increases in mortgage interest rates and rising home prices. Nationally, the Housing Affordability Index has dipped below 100 for the first time in many years as interest rates have increased. An index of 100 or higher means that households earning the median income for the area should be able to afford a median-priced home (Exhibit X). Similarly, for renters, 3 in 10 renter households in the City of North Bend are experiencing a severe rent burden as of 2020, the latest year for available data.

Due to the lag in data collection, the proportion of residents experiencing housing cost burdens may be greater than what is shown. While 2016-2020 ACS 5-Year Estimates are available, Exhibits 9 through 12 are informed by the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data which uses 2015-2019 ACS 5-Year Estimates. HUD CHAS aims to demonstrate the number of households in need of housing assistance estimated by the number of households with certain housing problems and low enough income to qualify for HUD programs. Prevalent housing problems are considered amongst different household types, such as the elderly, disabled, and minorities. Additionally, a more comprehensive market analysis is done by considering factors such as “affordability mismatch” or the interaction of affordability with variables such as the age of the home, number of bedrooms, and type of building.

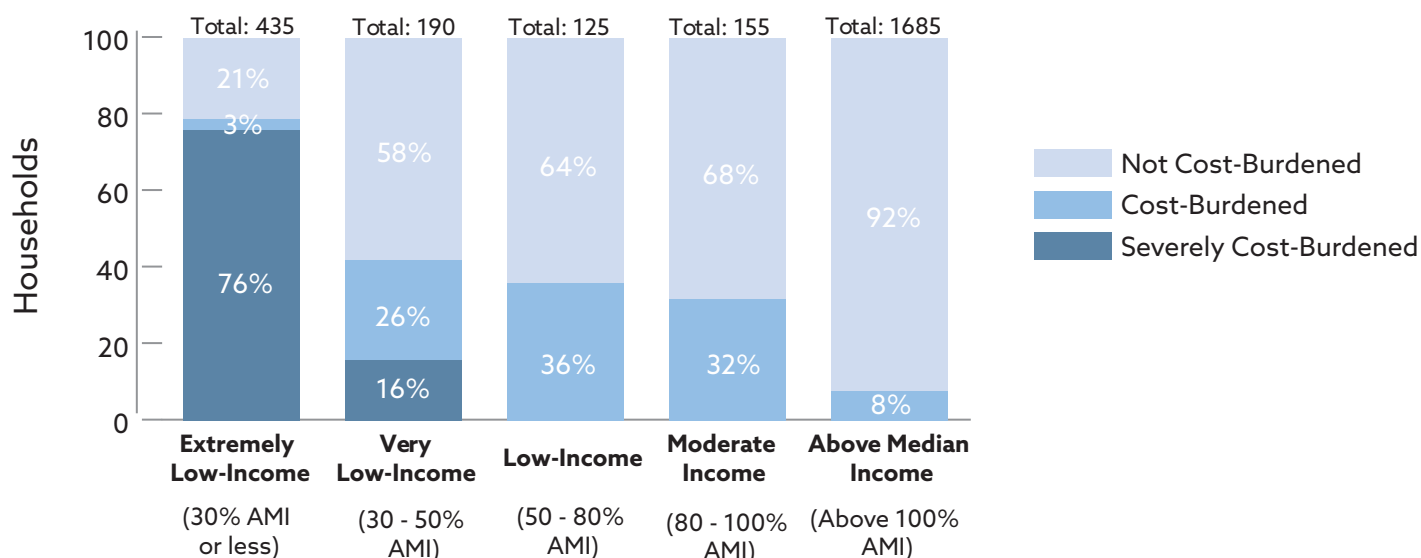
Households that spend more than 30% and less than 50% are considered cost-burdened, while households that spend more than 50% of their income are considered extremely cost-burdened. Exhibit 9 illustrates the City’s households in terms of cost-burdened status and income level. Cost-burdened households can be found in every income bracket, whether that household makes less than 30% AMI or greater than 100% AMI. Severely low-income households are in the lowest, extremely, and very low-income brackets. About 76% of extremely low income households, or 330 households, are severely cost-burdened and make 30% AMI or less.

By tenure, Exhibit 10 shows that most households (75%) are not cost-burdened, 12% are cost-burdened, and 14% are severely cost-burdened. Renters are more likely to be either severely cost-burdened or cost-burdened than owners are.

Exhibit 11 demonstrates a racial breakdown of cost-burdened renters or severely cost-burdened. All the renters that identify as Hispanic or Latino are severely cost-burdened, and about half of the white population is either cost-burdened or severely cost-burdened. Due to the HUD rounding methodology, no proportional cost burden information on Black, Asian, or other non-white non-Hispanic renters are reported.

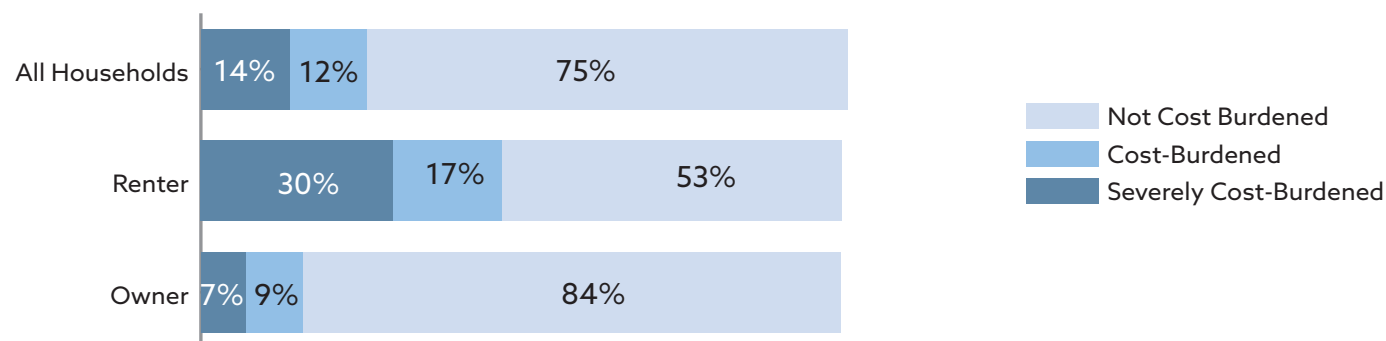
Exhibit 12 demonstrates a racial breakdown of homeowners that are cost-burdened or severely cost-burdened. The homeowners that are considered severely cost-burdened are white at about 8%. Of the cost-burdened homeowners, 9% are white, and 32% are Asian. All Hispanic, Black, or African American homeowners are not cost-burdened.

**Exhibit 9: Households by Income Level and Cost-Burden Status**



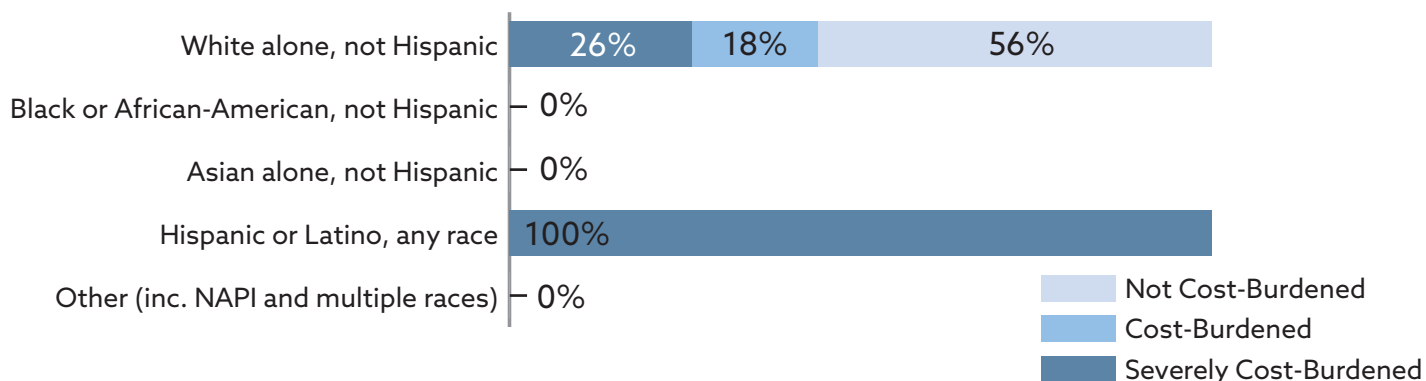
Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2022

### Exhibit 10: Proportional Cost-Burdened Households by Tenure



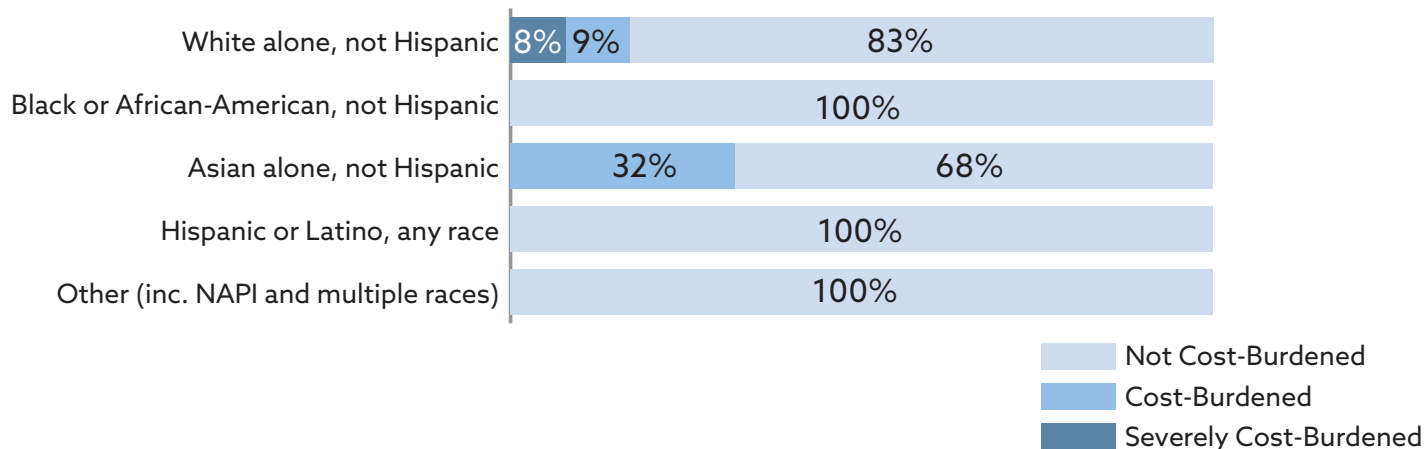
Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2022. Data for North Bend city, Washington. Year Selected: 2015-2019 ACS

### Exhibit 11: Renters: Proportional Cost-Burden by Race and Tenure



Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2022. Data for North Bend city, Washington. Year Selected: 2015-2019 ACS

### Exhibit 12: Owners: Proportional Cost-Burden by Race and Tenure



Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2022. Data for North Bend city, Washington. Year Selected: 2015-2019 ACS



## Displacement Risk

Displacement occurs when changing neighborhood conditions force residents to move and can create further financial pressures that impact job growth and housing distribution. Forecasting areas facing higher displacement risks can help cities be more aware of socioeconomic strains residents are coping with and prepare comprehensive policies that support racially and economically diverse communities.

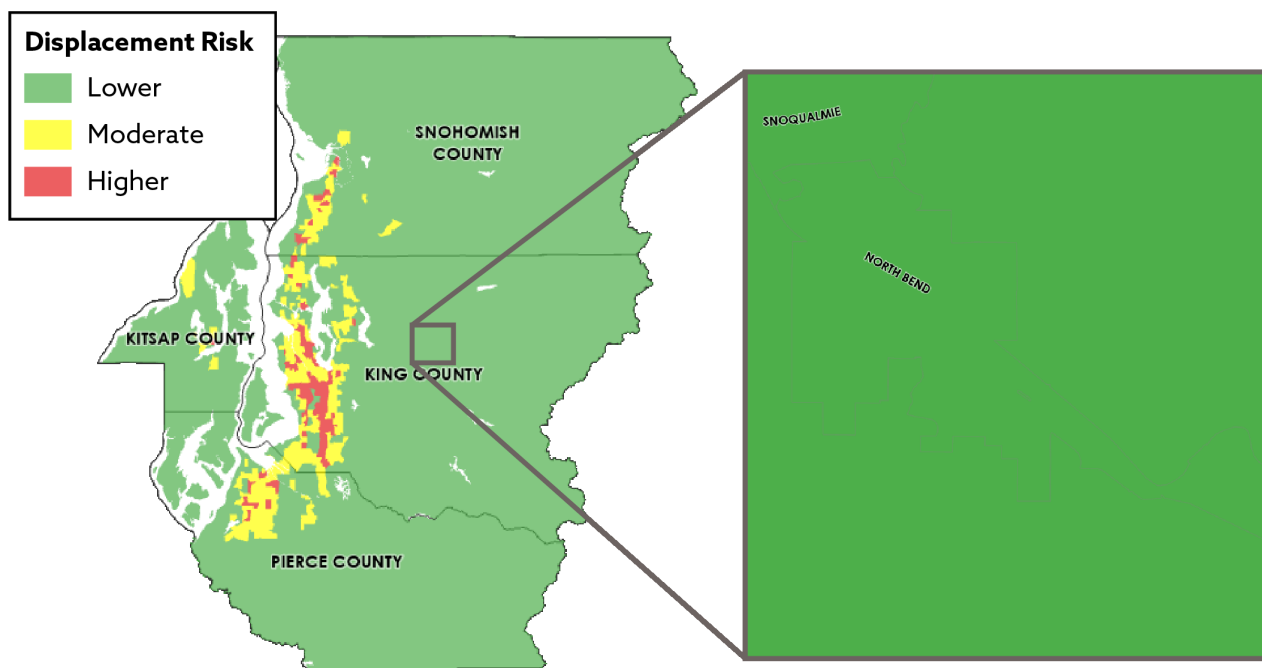
The Puget Sound Regional Council (PSRC) issued a 2019 Displacement Risk Report identifying areas where residents and businesses are at the greatest risk of displacement. The PSRC uses the following five generalized categories to calculate a city's score determining their respective risk level:

1. Socio-Demographics: Examines race, ethnicity, linguistics, education, housing tenure and costs, and household income—transportation Qualities: Assesses access to jobs by car and transit and proximity to existing and future transit.
2. Neighborhood Characteristics: Analyzes the proximity of residents to services, retail, parks, schools, and high-income areas.
3. Housing: Reviews development capacity and median rental prices.
4. Civic Engagement: Measured by voter turnout.

Each category has multiple standardized and weighted indicators to determine an ultimate score. Then, each City's score is compiled into an overall index, and the risk level is determined by how the City fits into the overall PSRC data.

Scoring is divided into three categories: high risk, moderate risk, and lower risk. PSRC's Displacement Risk Map indicates North Bend's displacement risk as lower (Exhibit 13). This means North Bend scored lower than half of the other cities in Pierce, Snohomish, Kitsap, and King Counties in the indicator categories listed above. Displacement risk is relative to the central Puget Sound region and does not encompass local factors.

### Exhibit 13: PSRC Displacement Risk



PSRC. (2019) Displacement Risk Mapping

## Residents with Special Housing Needs

While it is vital to understand which households struggle with housing costs across all economic segments of the community, it is also important to analyze how different household types are affected because of their distinct characteristics. For example, residents who are disabled may have special housing needs or require supportive services. In addition, they may be on a limited budget and have higher medical costs than the average household.

Exhibit 14 shows all the households with one or more housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost-burdened) and shows which of these households also has one or more members that fall into one of the four general disability categories. The disability statuses include hearing and vision impairment, ambulatory limitation, cognitive limitation, and self-care or independent living limitation. About 40% of households with a housing problem also have a disability status, and 61% of these households with a housing problem and disability status are extremely low-income (30% AMI or less). Awareness of the conditions of these vulnerable households is important when planning for the needs of all household types.

**Exhibit 14: Households by Disability Status and Income Level**

DISABILITY STATUS	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	TOTAL HOUSEHOLDS WITH 1 OR MORE HOUSING PROBLEMS
	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(>80% AMI)	
Hearing or Vision Impairment	80	0	0	0	80
Ambulatory Limitation	90	20	0	15	125
Cognitive Limitation	60	0	0	0	60
Self-Care or Independent Living Limitation	95	0	0	0	95
None of the Above	205	115	45	175	540
<b>Total</b>	<b>530</b>	<b>135</b>	<b>45</b>	<b>190</b>	<b>900</b>

Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2022. Data for North Bend city, Washington. Year Selected: 2015-2019 ACS

## Homelessness

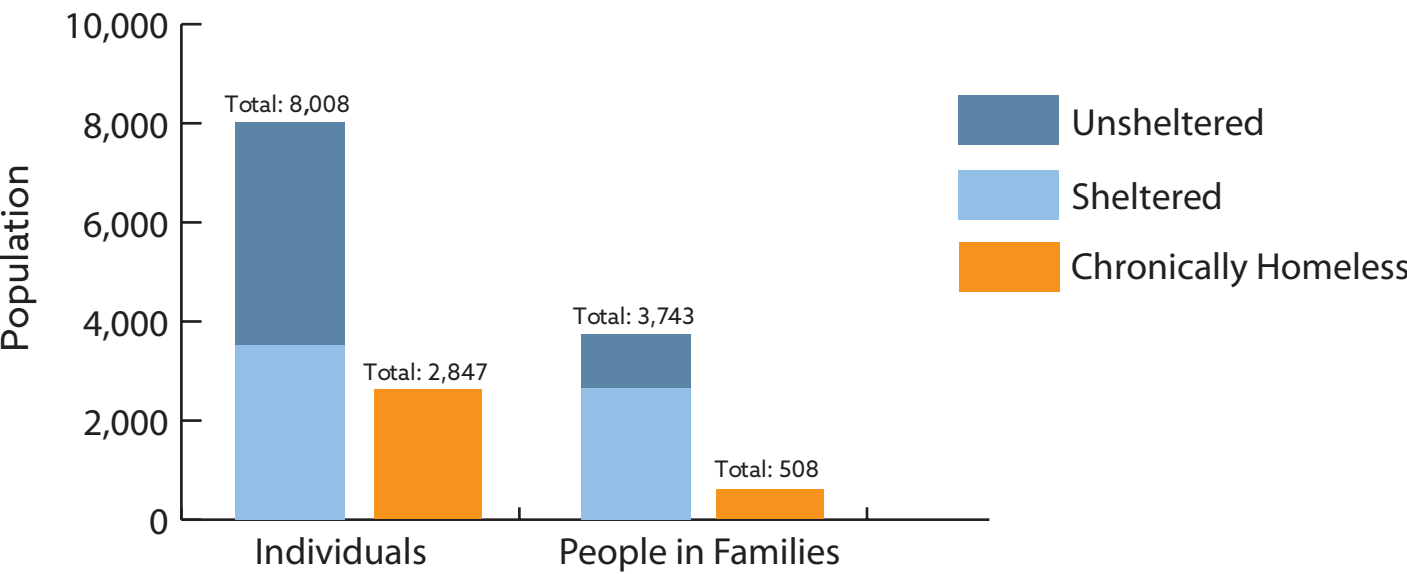
As of 2020, there has been a 5% increase in people experiencing homelessness in King County since 2019. HUD estimates the number of homeless individuals and counts people in shelters, soup kitchens, and identified outdoor locations by working with local service providers to record an accurate count of homeless individuals. Still, the number could be more reported of service providers' location, availability, and staffing range. According to the 2020 Point-in-Time (PIT) Count, approximately 11,750 individuals or people in families are experiencing homelessness in the County. Only about half are in shelters, and 29% are chronically homeless. A summary of the count results is shown in Exhibit 15: Point in Time Count 202 (King County).



The intent of transitional housing is generally to house individuals or families for a limited time after a crisis, such as homelessness, job loss, or domestic violence. It ranges from two weeks to two years. Transitional housing is a strategy for addressing the homeless crisis by creating temporary housing security, which allows people space to find a more permanent housing solution. Friends of Youth in North Bend connects individuals under 25 to transitional home and emergency shelter services.

Publicly subsidized housing is another valuable tool to help prevent housing instability. North Bend has 88 subsidized or income-restricted housing units for the elderly or families. Subsidized housing is important since it can provide more permanent housing for homeless individuals or families with little or no income.

**Exhibit 15: Point in Time Count 2020 (King County)**



Source: HUD Exchange. (2023). PIT and HIC Data since 2007. .

**How will the HNA and HAP address homelessness?**

According to a report published by the Department of Commerce in 2017, the number of people experiencing homelessness has been increasing in Washington since 2013 following 8 years of steady improvement. Through an examination of the potential drivers of the upward trend, it was found that the increase is overwhelmingly caused by growing rents that have driven people at the margins into homelessness. It also looks at other perceived causes of homelessness such as family instability, overall alcohol and drug dependence, and lower educational attainment, all of which have been declining since 2013.

One factor that has intensified the problems caused by rent increases is very low vacancy rates. With low vacancy rates, people are priced out of one place and find it difficult to find another even when they have sufficient income or rental assistance to pay market rents. Vacancy rates below 3% are generally considered too low and can lead to housing price inflation.

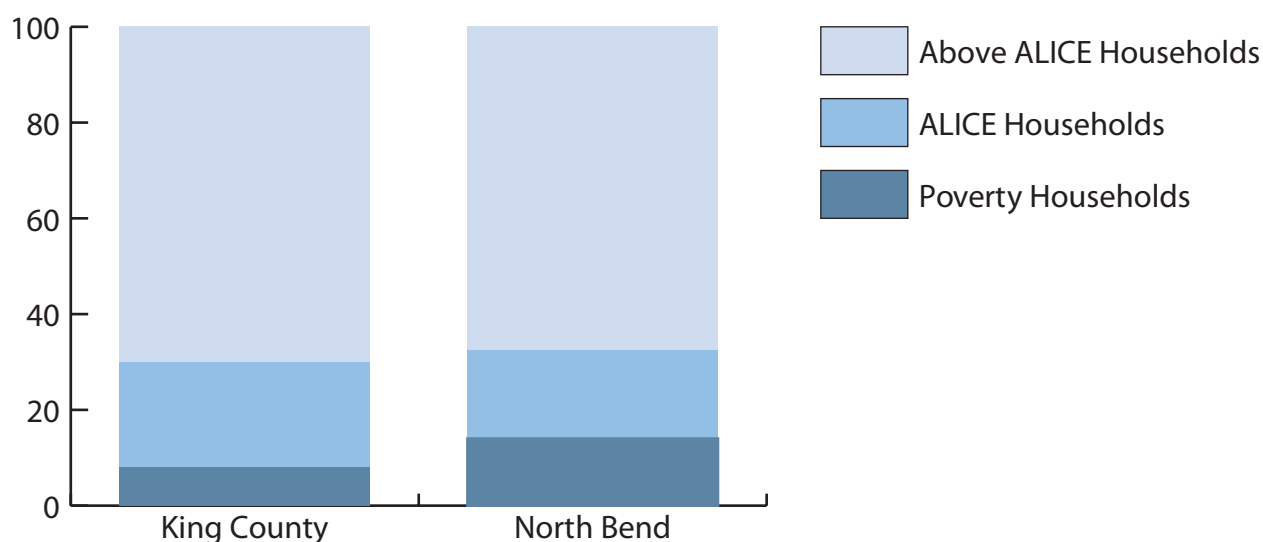
In addressing the issue of homelessness, there has to be consideration given both to how to meet the needs of the people already experiencing homelessness and to how to prevent people from becoming homeless in the first place. As for the former, addressing the needs of the homeless population requires a multi-faceted systemic approach that includes housing, but also requires human services, health services, job trainings, and much more. Many of these factors are beyond the scope of what is covered in this Housing Needs Assessment and what can be confronted through a housing action plan. However, regarding the latter, considering the factors that may push people into homelessness and attempting to negate those is within the scope of the HNA and HAP. This proactive approach is still essential to addressing the issue at large.

## Asset Limited Income Constrained and Employed Residents (ALICE)

In recent years, household income has not kept pace with the increasing cost of living. This has led to increased economic hardship amongst American households. The Federal Poverty level emerged in 1965 as a standard to determine the proportion of the U.S. population living in poverty. This metric has provided a national standard for poverty; however, it is not adjusted to reflect the discrepancies in cost of living from state to state. Another method has emerged to measure the proportion of economically distressed households: the United Way Asset Limited, Income Constrained, Employed (or ALICE) methodology. The ALICE methodology accounts for the total cost of household essentials and calculates the proportion of households living in economic distress. ALICE data is calculated separately for each County in the U.S.

In 2018, 30% of the households in King County were either living in poverty or classified in the ALICE category, below the Washington state average of 33%. However, the City of North Bend is slightly above the county-wide poverty and ALICE rates, with North Bend's population in poverty significantly higher than the County.

**Exhibit 16: ALICE Households in North Bend and King County**



*United for Alice. (2018) Washington County Profiles. Washington Research Center.*

**Exhibit 17: ALICE Households in North Bend**

HOUSEHOLD TOTALS	POVERTY HOUSEHOLDS	ALICE HOUSEHOLDS	ABOVE ALICE HOUSEHOLDS
2,485	347	459	1,679
100%	13.9%	18.5%	67.6%

*United for Alice. (2018). Washington County Profiles. Washington Research Center.*



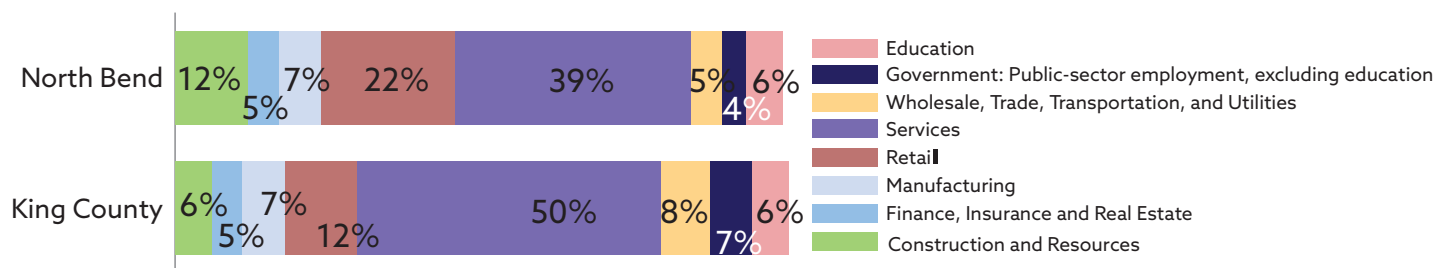
## 2.4 WORKFORCE PROFILE

### Citywide Employment

In 2019, PSRC identified the largest employment sectors in North Bend as Services (39%) and Retail (22%), with a total of 3,465 jobs (See Exhibit 18 Employment by Industry for a full breakdown). In King County, the largest industry sectors are services (50%) and Retail (11%). The employment categories analyzed by PSRC are broader than the detailed North American Industry Classification (NAICS) job sectors displayed in Exhibit 20. According to NAICS, the North Bend jobs trend is like that of King County, except that there is more representation in the arts, entertainment, and recreation industry (5%) in North Bend than in King County (2%), which has more employment in professional, scientific, technical, health care, and social services (Exhibit 20).

North Bend has a jobs-to-housing ratio of 1.24, and King County has a ratio of 1.38, meaning there are more jobs than homes (Exhibit 19). A jobs-to-housing ratio in the range of 0.75 to 1.5 is typically considered ideal for reducing vehicle miles traveled, meaning it is more likely that people can live near where they work. In North Bend, jobs are concentrated in the center of the City, where the Main Street corridor is, and along the southwestern edge of the City, where another commercial area is located (Exhibit 21).

### Exhibit 18: Employment by Industry (North Bend & King County)



Source: PSRC. (2020). PSRC Covered Employment Estimates by Jurisdiction, Major Sector.

### Exhibit 19: Jobs-to-housing Ratio, 2019 (North Bend & King County)

	NORTH BEND	KING COUNTY
Jobs	3,465	1,341,594
Housing Units	2,783	969,234
Jobs-to-Housing Ratio	1.24	1.38

Source: PSRC. (2020). PSRC Covered Employment Estimates by Jurisdiction, Major Sector.

OFM Forecasting and Research Division. (2022) Postcensal Estimates of April 1 Housing Units, 1980, 1990 to Present.

**Exhibit 20: Jobs Held by Residents by NAICS Industry Sector**

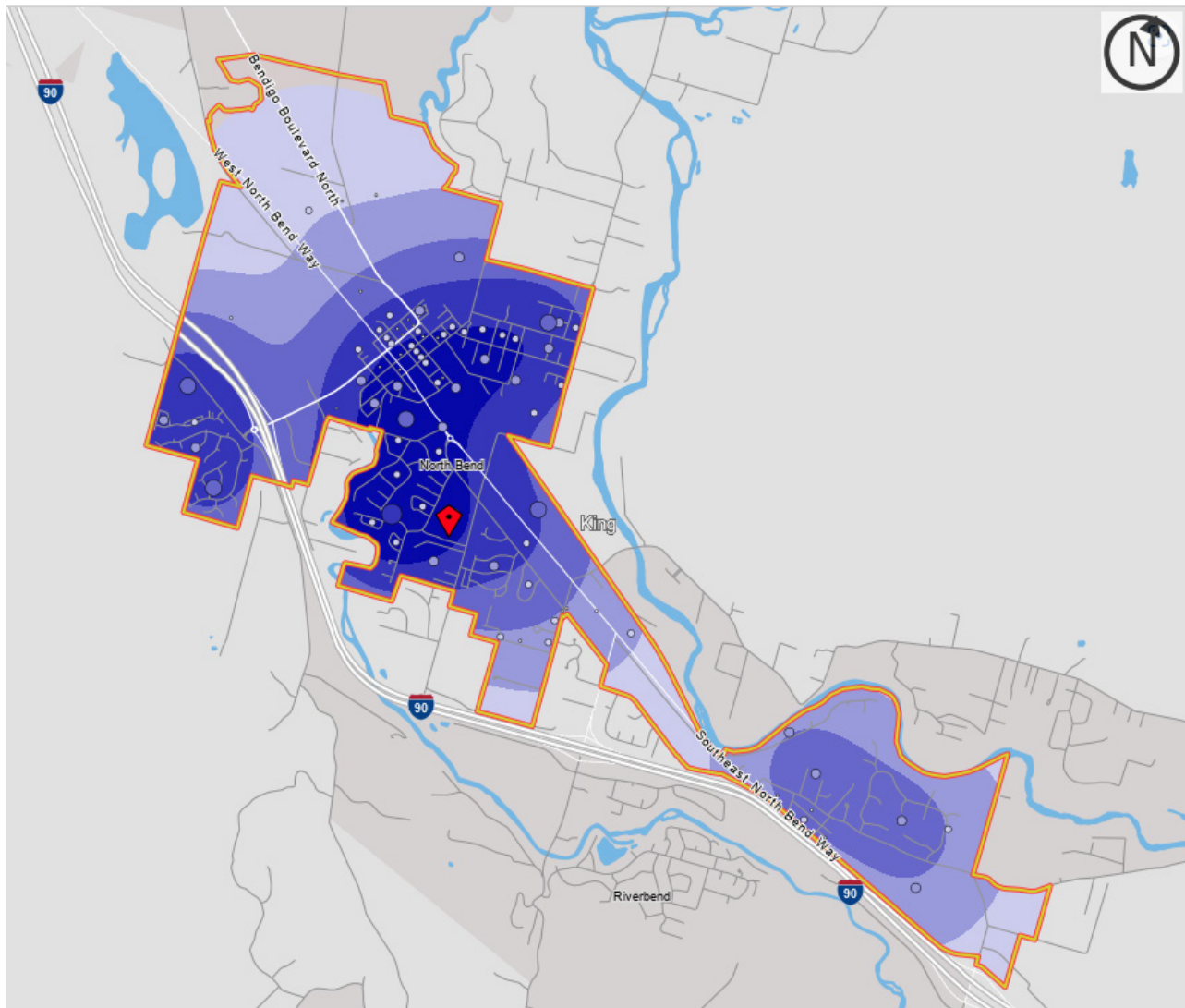
JOBS HELD BY RESIDENTS	NORTH BEND		KING COUNTY	
	COUNT	PERCENTAGE	COUNT	PERCENTAGE
Agriculture, Forestry, Fishing and Hunting	32	1%	4,089	0%
Mining, Quarrying, and Oil and Gas Extraction	5	0%	342	0%
Utilities	10	0%	3,923	0%
Construction	264	7%	50,383	5%
Manufacturing	253	7%	80,341	8%
Wholesale Trade	153	4%	44,981	4%
Retail Trade	371	10%	89,992	8%
Transportation and Warehousing	105	3%	42,669	4%
Information	240	7%	98,152	9%
Finance and Insurance	117	3%	35,431	3%
Real Estate and Rental and Leasing	57	2%	22,636	2%
Professional, Scientific, and Technical Services	266	7%	105,916	10%
Management of Companies and Enterprises	109	3%	26,028	2%
Administration & Support, Waste Management and Remediation	178	5%	61,451	6%
Educational Services	302	9%	83,551	8%
Health Care and Social Assistance	398	11%	133,494	13%
Arts, Entertainment, and Recreation	170	5%	24,003	2%
Accommodation and Food Services	297	8%	90,940	9%
Other Services (excluding Public Administration)	107	3%	38,659	4%
Public Administration	114	3%	29,301	3%
Education	-	-	80,212	6%
<b>Total</b>	<b>3,548</b>		<b>1,066,282</b>	

Source: The Census Bureau. (2019). OnTheMap.

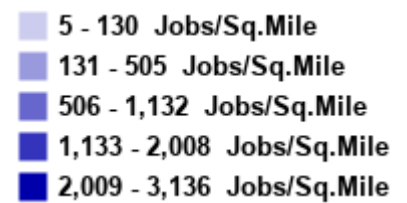




**Exhibit 21: Job Density**



Source: The Census Bureau. (2019). OnTheMap.



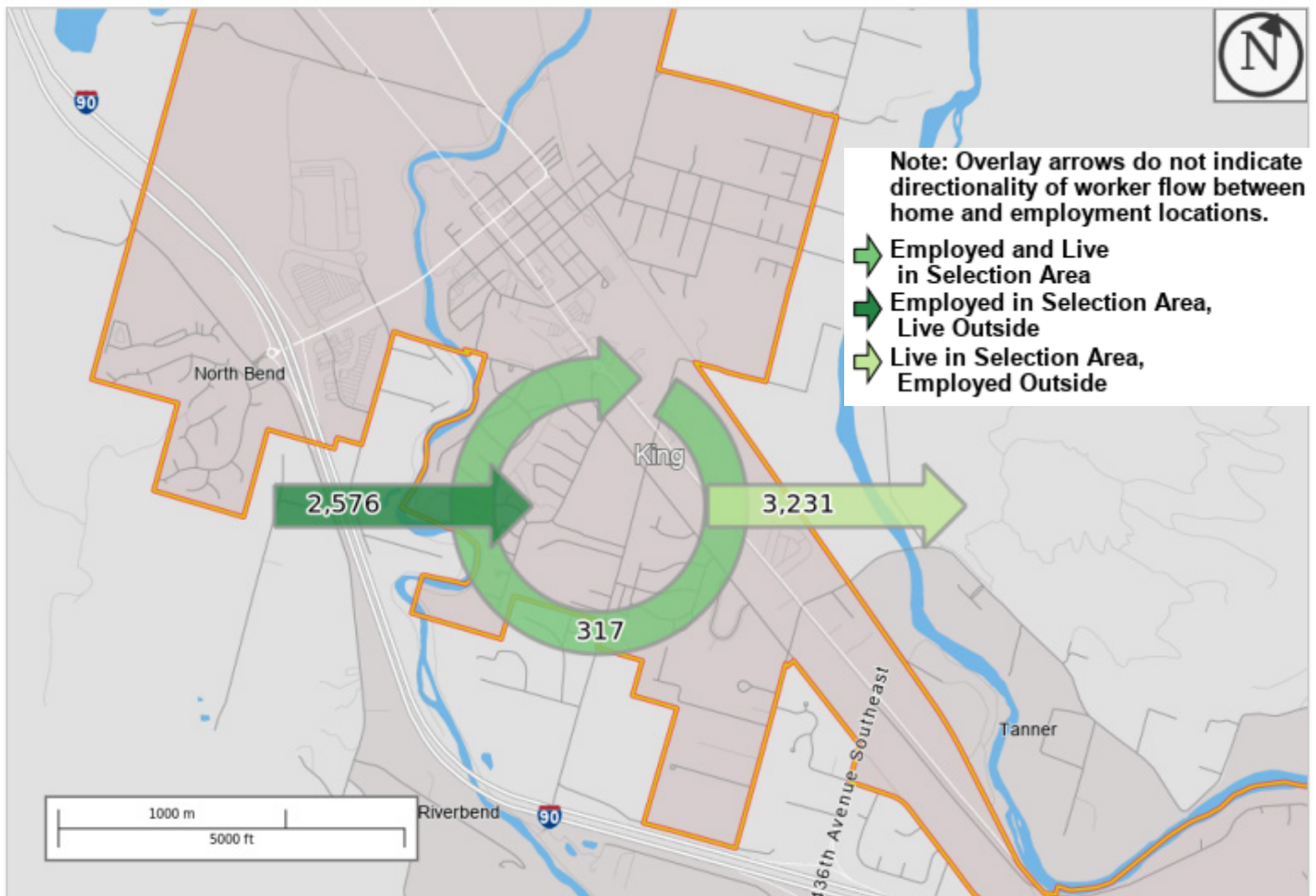
## Commuting

A factor to consider related to employment is the distance someone travels to and from work. Because a person's job is often the place they travel to the most, the distance between home and their place of employment matters as it relates to what they spend on transportation costs. After housing costs, transportation costs are generally a household's second largest expense. A picture of affordability is not complete without considering transportation.

Census data shows that about 89% of the population that works in North Bend lives outside of the City, while 91.1% of the population that lives in North Bend works outside the City (Exhibit 22). About 19% of North Bend residents are employed in Seattle, about 13% work in Bellevue, and about 9% work in North Bend (Exhibit 23).

This data is from 2019 before the COVID-19 pandemic, which greatly affected traditional commuting patterns. There was a period when most non-essential workers worked from home, likely not incurring the transportation costs to which they had been accustomed. While many places of employment have shifted back to requiring employees to come back to the office full-time or allowing a hybrid approach, it is still too soon to determine exactly the lasting impacts the pandemic will have on the daily commute. Regardless, remote work will remain a long-term option for many employees. While transportation costs associated with a commute may not hold the same power as a factor when someone chooses where they will live as they once did, it is still important to note when considering overall location affordability. Location affordability and the considered metrics are discussed later in this report.

### Exhibit 22: Inflow/Outflow Counts of all Jobs



Source: The Census Bureau. (2019). OnTheMap.

**Exhibit 23: Employment Locations of Residents**

WHERE WORKERS WHO LIVE IN NORTH BEND ARE EMPLOYED	NORTH BEND	
	COUNT	PERCENTAGE
Seattle city, WA	685	19%
Bellevue city, WA	454	13%
North Bend city, WA	317	9%
Snoqualmie city, WA	300	8%
Issaquah city, WA	278	8%
Redmond city, WA	197	6%
Kent city, WA	81	2%
Renton city, WA	69	2%
Kirkland city, WA	62	2%
Tacoma city, WA	54	2%
All Other Locations	1,051	30%
<b>Total</b>	<b>3,548</b>	<b>100%</b>

Source: The Census Bureau. (2019). OnTheMap.

**Employment Projections**

Long-term employment projects are prepared by the Washington State Employment Security Department (ESD) based on estimates of average annual job openings and population growth and break down anticipated employment projections by the industry for counties or groups of counties. For example, the 2021 ESD Projections Report contains estimates for a five and 10-year window in King County. The industries anticipating the largest growth between 2019 and 2029 are Information, Retail Trade, and Professional and Business Services, with an average growth rate of 4.21%, 2.79%, and 1.20%, respectively.

## **KEY TAKEAWAYS: COMMUNITY OVERVIEW**

### **Populations**

- North Bend's population was relatively constant from 2000 to 2008. Afterward, the population steadily increased from 2008 to 2022.
- North Bend's population has a similar age distribution to King County's. However, North Bend's median age of 39 years is slightly older than King County's median age of 37 years.
- North Bend is less racially and ethnically diverse than King County. North Bend's population is 71% white, while King County's population is 62% white.
- Approximately 18% of North Bend's population speak other languages at home (Spanish, Indo-European, Asian, or Pacific Islander languages).
- Some households in North Bend (13%) have limited English proficiency.

### **Households**

- Out of the total 2,792 housing units available in North Bend, 5% are vacant.
- Occupied housing units in the North are 66% owner-occupied and 34% renter occupied. There are more owner-occupied housing units in North Bend compared to King County, where 56% of housing units are owner-occupied, and 44% are renter occupied.
- The average household size in North Bend is 2.67, higher than that of King County at 2.43 and above the average household size in 2010 at 2.36.
- North Bend's median income is \$119,392, about 120% of the County's median income (\$99,158).
- Twenty-nine percent of North Bend Households are considered low-income, earning 80% AMI or less
- Proportionally, extremely low income households are the most cost burdened income category, with 76% being severely cost-burdened.
- Eighteen percent of renters are cost burdened, and thirty percent of renters are severely cost-burdened.
- PSRC's Displacement Risk Map describes North Bend's displacement risk as lower.
- 90.2% of households with a disability status in North Bend are extremely low-income.

### **Workforce Profile**

- About 39% of North Bend works in services, lower than King County at 50%.
- North Bend has a jobs-to-housing ratio of 1.24, which is lower than King County's 1.38.
- About 91% of North Bend's workforce commutes out of town.
- North Bend's median income is \$119,392, about 120% of the County's median income (\$99,158).



# Part 3: Housing Conditions

## 3.1 HOUSING INVENTORY

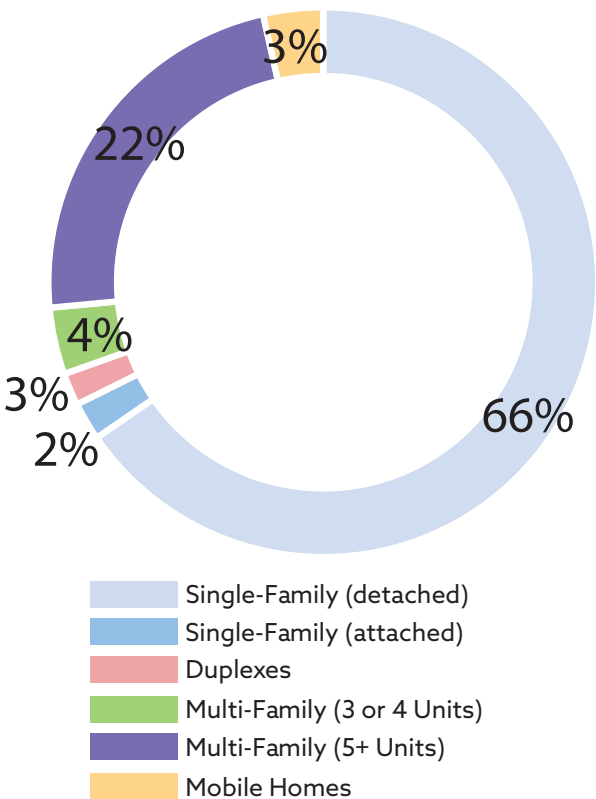
### Housing Units by Type and Size

In 2020, North Bend had 2,792 housing units, of which two-thirds (66%) were single-family housing and about a quarter (22%) were multifamily buildings with five or more units, as demonstrated in Exhibit 23. The remaining existing units are split between duplexes (3%), multifamily buildings with 3 to 4 units (4%), and mobile homes (4%).

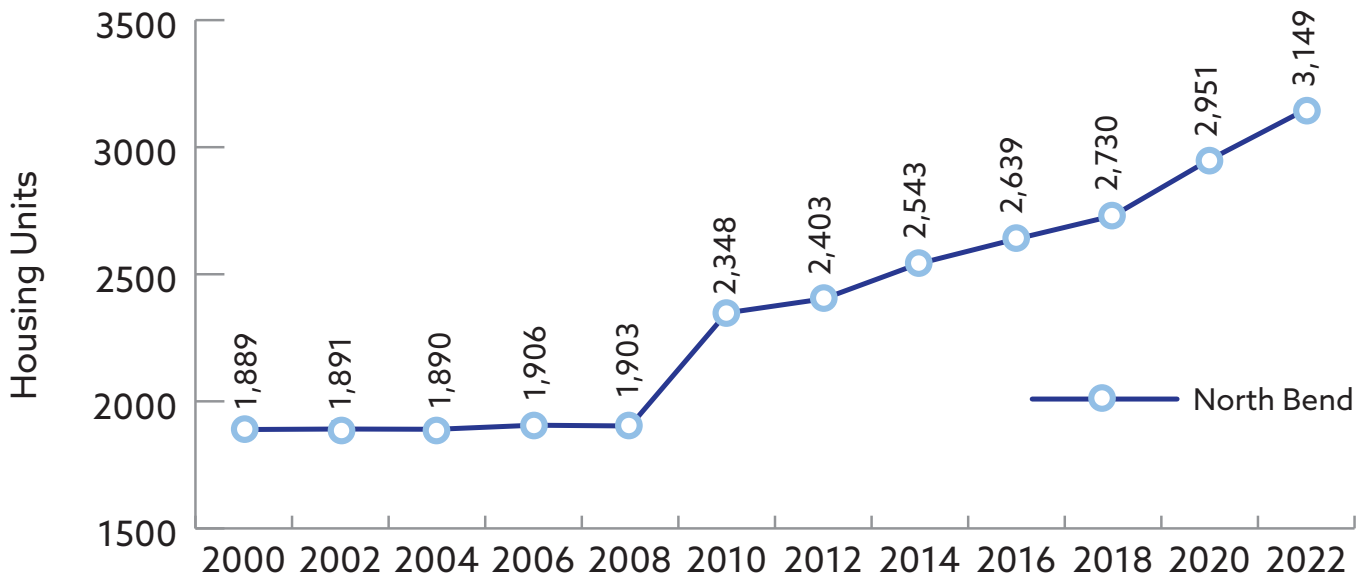
A quarter (24%) of North Bend households comprises one-person households, 36% are two-person households, 15% are three-person households, 16% are four-person households, and 10% are five-or-more households.

North Bend has a misalignment of bedrooms per housing unit and the number of residents per household. There are more housing units which provide three or four bedrooms than households with three or four people. Conversely, there are more households with one or two people compared to the housing units with one or two bedrooms.

Exhibit 24: Housing Inventory by Type



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

**Exhibit 25: Housing Units, 2000 to 2021**

Source: OFM Forecasting and Research Division. (2022) Postcensal Estimates of April 1 Housing Units, 1980, 1990 to Present.

## Housing Age and Production

**Exhibit 26: Age of Housing Stock**

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%

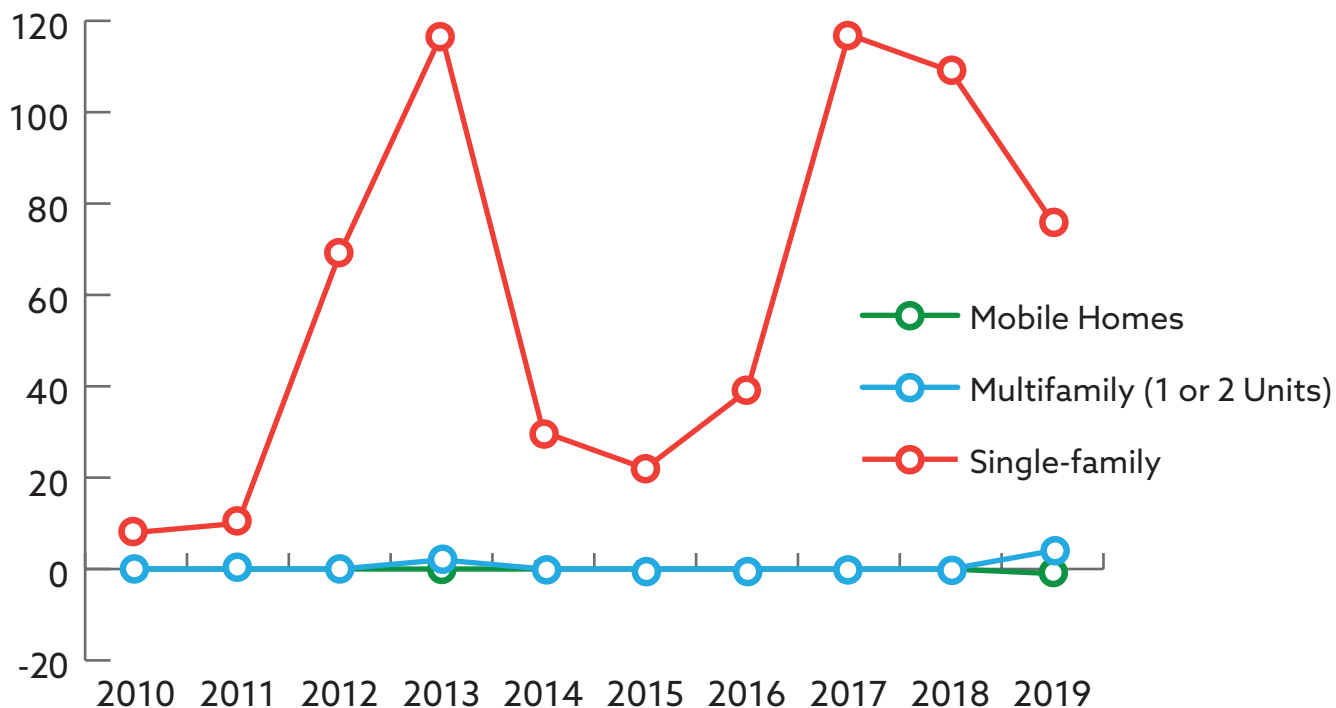
Exhibit 26 shows that 82% of housing was built before 1999. Many housing units in North Bend were built in the 1990s (35%) and the 1970s (17%), while a significant amount were built earlier than 1970 (18%). Given North Bend's housing age, rehabilitation, maintenance, and repair costs will increasingly become a concern for households in the coming years.

The PSRC records permit data on housing units and track what types of units are constructed or demolished, as shown in Exhibit 27. Between 2010 and 2020, the City built 803 new units, and 27 units were deconstructed. The vast majority (91%) of permits issued since 2010 were for single-family homes. Multifamily permits increased in 2018. No permits have been issued for mobile homes since 2010, while one mobile home was deconstructed in 2019. Collectively, this data suggests that North Bend's housing development is primarily single-family units though there has been an increase in multifamily permits in more recent years.

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

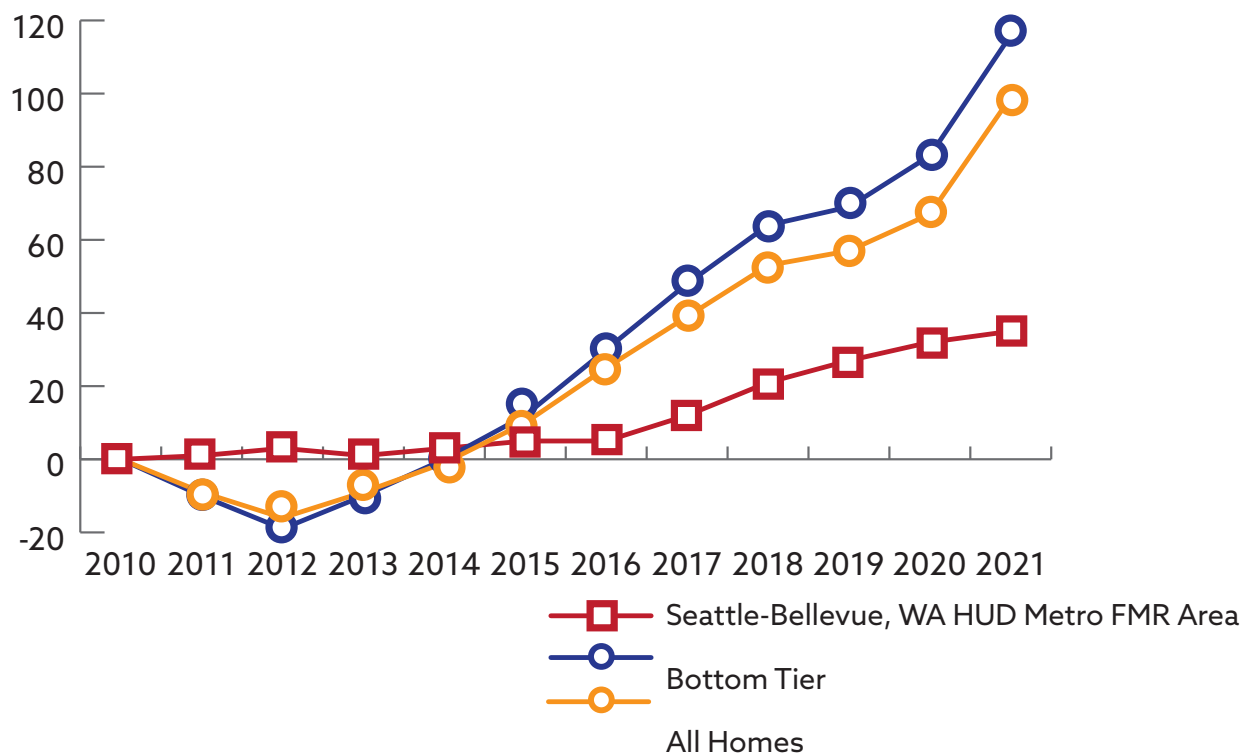


**Exhibit 27: Permitted Units, 2010 - 2019**



Source: PSRC, 2019. Residential Building Permits, 2010-2019

**Exhibit 28: Percent Change in Home Values and HUD AMI Since 2010**



Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2022. Median Family Income Documentation System. Zillow, 2023. Housing Data, ZHVI All Homes 2010-2021; ZHVI Bottom Tier Homes 2010-2021.



## 3.2 HOME OWNERSHIP

Trends in homeownership are important since it is the main avenue through which American families accumulate generational wealth. There are also typically more homeownership opportunities compared with rental opportunities in advantaged neighborhoods, which provide access to higher-performing school districts, amenities, and social capital that lead to better opportunities.

Out of the total housing units in North Bend, 66%, or 1,745 units, are owner-occupied. However, some groups in North Bend own their homes in higher proportions than other groups. Most homeowners are white (88%), while significant proportions are Asian (8%), or Hispanic or Latino (7%). Older population groups are more likely to be homeowners, as seen in Exhibit 29. All residents aged 75 to 84 years are homeowners, 81% of residents aged 65 to 74 are homeowners, three-quarters of the population aged 45 to 64 are homeowners, and 68% of residents aged 35 to 44 are homeowners. Slightly more than a quarter of residents under 35 years old are homeowners. The smallest representation of homeowners based on age is for those 85 years and over at 14%.

Exhibit 28 indicates the percent change in median and bottom-tier home values from 2010 to 2021 compared to the percent change in HUD AMI. The data reflects the decrease in home value following the Great Recession at the end of the 2000s. However, median home values have been increasing consistently since 2016. In 2021, the median home value was \$760,430, nearly double the median home value in 2010 of \$382,083. This is reflective of the regional population increase and accompanying housing shortage. Even the bottom-tier home value, which Zillow describes as those in the lowest 5th to 35th percentile of all units by value, have increased by 116% from \$251,992 in 2010 to \$543,624 in 2021.

**Exhibit 29: Age of Owners**

AGE OF HOMEOWNERS	NORTH BEND	
	COUNT	PERCENTAGE OF HOUSEHOLDS IN AGE GROUP
Under 35 years	110	28%
35 to 44 years	494	68%
45 to 54 years	369	77%
55 to 64 years	380	72%
65 to 74 years	305	81%
75 to 84 years	74	100%
85 years and over	13	14%
<b>Total</b>	<b>1,745</b>	

*Source: 2016-2020 ACS 5-Year estimates. Table S2502 Demographic Characteristics for Occupied Housing Units*

Over the same period, area median income has also grown but not to the same degree as home values. Between 2010 and 2021, the AMI was fairly stagnant in the first half of the decade but eventually grew to \$115,700, a 35% increase from 2010 for the Seattle-Bellevue area. In 2020, North Bend's household median income was \$119,392<sup>7</sup>, higher than the Seattle-Bellevue, WA HUD AMI of \$113,300 during the same year. Median housing costs have outpaced regional wage growth, meaning ownership affordability is further out of reach.

<sup>7</sup> U.S. Department of Housing and Urban Development (2019). Comprehensive Housing Affordability Strategy.





## Home Ownership Affordability

Exhibit 30 approximates the income needed to afford a median or bottom-tier home and the annual income needed for a first-time buyer, which is explained further in the Home Ownership Affordability call-out. For example, to afford a median-priced home in North Bend, a minimum annual income of \$138,177 is required, which is 111% of HUD AMI. A bottom-tiered home requires an annual income of \$98,781, 80% of the HUD AMI.

About 46% of households can afford the median home of \$760,430, according to Exhibit 31. Bottom-tiered homes are more affordable, with 57% of households able to afford the monthly mortgage cost of \$1,824. It is important to note that household savings data is unavailable, so it is impossible to estimate how many of these households have enough savings for a down payment to become a homeowner.

### Exhibit 30: Cost of Home Ownership

	MEDIAN HOME	BOTTOM TIER-HOME	FIRST TIME HOMEBUYER
Sales Price	\$760,430	\$543,624	\$646,365
Assumed down payment	\$152,086	\$108,725	\$64,637
Mortgage amount	\$608,344	\$434,899	\$581,729
Monthly mortgage payment	\$2,552	\$1,824	\$2,519
Monthly Income Needed	\$11,515	\$8,232	\$10,953
Annual Income Needed	\$138,177	\$98,781	\$131,437
% of HUD AMI	111%	80%	106%

Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2022. Median Family Income Documentation System. Zillow, 2023. Housing Data, ZHVI All Homes 2010-2021; ZHVI Bottom Tier Homes 2010-2021.

Down payments are assumed to be 20% for the general population and 10% for first-time buyers.



### How is home ownership affordability calculated?

Home ownership affordability was calculated using the Zillow Home Value Index (ZHVI) which provides median home values for all ownership homes (single-family residential and condos) as well as averages among "Bottom Tier" homes (those in the 5th to 35th percentile of all units by value) and "Top Tier" (those in the 65th to 95th percentile of all units by value). The ZHVI represents the whole housing stock and not just homes that list or sell in a given month.

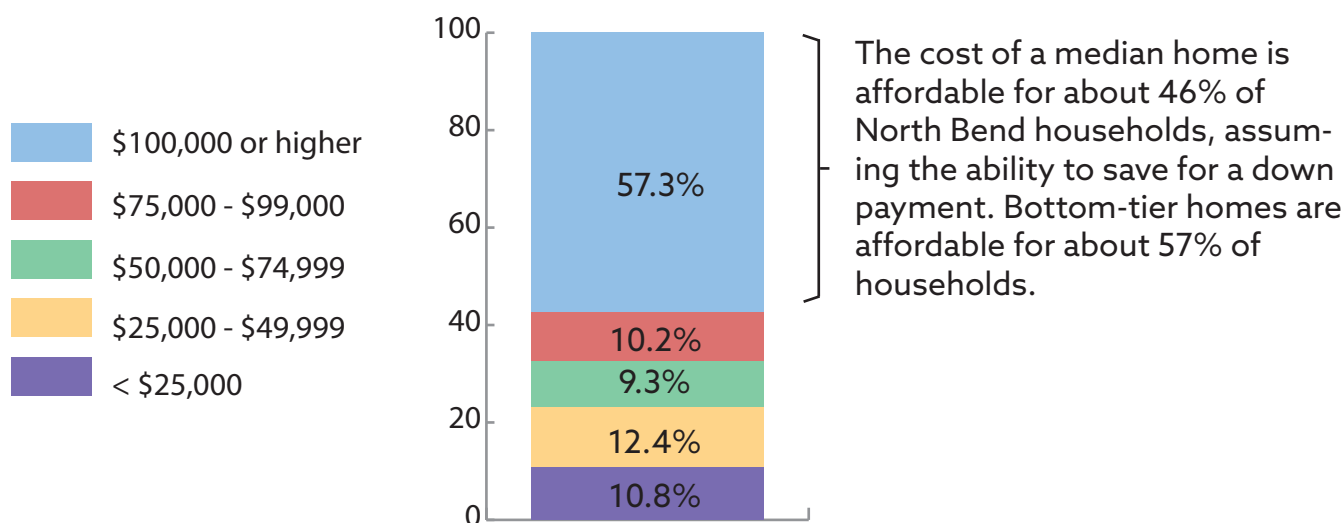
The monthly mortgage payment for these homes was calculated using several assumptions:

- The down payment is 20% for the Median Home and Bottom Tier Home calculations; therefore, the mortgage amount is 80% of the home value.
- Mortgage term is 30 years, so there are 360 payments over the course of the loan.
- Interest rate is the Freddie Mac national average for a 30-year fixed-rate mortgage from 2021.
- Monthly property taxes are assumed to be the county average.
- Monthly insurance payments are assumed to be 0.5% of the home's value.

The First Time Homebuyer calculations are based on a metric used by the Washington Center for Real Estate Research to assess housing affordability for a given area given the assumptions for a first-time homebuyer. These assumptions differ from those listed by assuming the home value is 85% of the median and the down payment is 10% of the home value.

These assumptions provided the monthly costs expected to be paid for the three home value types. The monthly costs were divided by .3 and multiplied by 12 to determine the minimum annual income needed to afford them (i.e., not be cost-burdened). Note that monthly utility payments are not included because of lack of data for estimating these costs, so affordability may be overestimated.

### Exhibit 31: Percentage of All 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)



### 3.3 RENTAL HOUSING

A third of North Bend's housing stock are rental units. Most renters in North Bend identify as white (84%) while 9% identify as another race, about 7% identify as two or more races, and 16% identify as Hispanic or Latino.

Exhibit 32 shows the proportion of renters within each age group. The group aged 85 and over is 86% renters, and those under 35 are 72% renters. There are no reported renters in the 75 to 84 age group. The remaining age groups vary from 19% to 32% renters, where renting generally decreases in prevalence among older residents.

#### Rental Housing Costs

In 2020, the median rent in North Bend was \$1,424, nearly \$270 less than King County's median rent of \$1,695. About two-thirds of households can afford the median rental cost. The median income in North Bend is \$119,392, and an annual income of \$56,903 is required to afford a median priced rental unit. Exhibit 33 compares North Bend's median rent values to King County. The data on rent in North Bend does not include studio, 3-bedroom, and 5-or-more-bedroom units due to the lack of available rentals. As a result, North Bend 1-bedroom rentals are more affordable, and 2-bedroom or 4-bedroom rentals cost more than the County median.

The affordability of rental units based on the number of bedrooms and household income is demonstrated in Exhibit 34. The median rent for 1-bedroom units is affordable to all households, the 2-bedroom median rent is affordable to those with over 80% area median income, and the 4-bedroom median rent is affordable to those with over 100% area median income. Unfortunately, rental cost data for 3-bedroom and 5-or-more-bedroom units were unavailable due to the limited supply in North Bend.

HUD provides data on the number of rental households versus the<sup>8</sup> number of existing affordable rental units by income bracket, as shown in Exhibit 35. The number of affordable rental units is greater than the number of rental households for those that make less than 80% AMI. For those that make more than 80% AMI, 225 units are considered affordable, but 990 rental households in this bracket indicate that renter households might occupy units priced below their income range.

While the ACS does not provide rental vacancy information available at the city level, we can use King County data to understand what renters in North Bend may experience.

<sup>8</sup> Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table B25031, Median Gross Rent by Bedrooms

**Exhibit 32: Age of Renters**

AGE OF RENTERS	PERCENTAGE OF HOUSEHOLDS IN AGE GROUP
Under 35 years	72%
35 to 44 years	32%
45 to 54 years	23%
55 to 64 years	28%
65 to 74 years	19%
75 to 84 years	0%
85 years & up	86%
<b>Total</b>	

Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table S2502, Demographic Characteristics for Occupied Housing Units

The rental vacancy rate for King County is 3.6%. A healthy housing market has a vacancy rate of around 5%; rates below 3% are generally considered too low and can lead to inflation in housing prices, which may be occurring in North Bend.

**Exhibit 33: Median Gross Rent by Number of Bedrooms**

BEDROOMS	NORTH BEND	KING COUNTY
No bedroom	-	\$1,414
1 bedroom	\$937	\$1,492
2 bedrooms	\$2,029	\$1,773
3 bedrooms	-	\$2,158
4 bedrooms	\$2,766	\$2,466
5 or more bedrooms	-	\$2,421
<b>Median Gross</b>	<b>\$1,424</b>	<b>\$1,695</b>

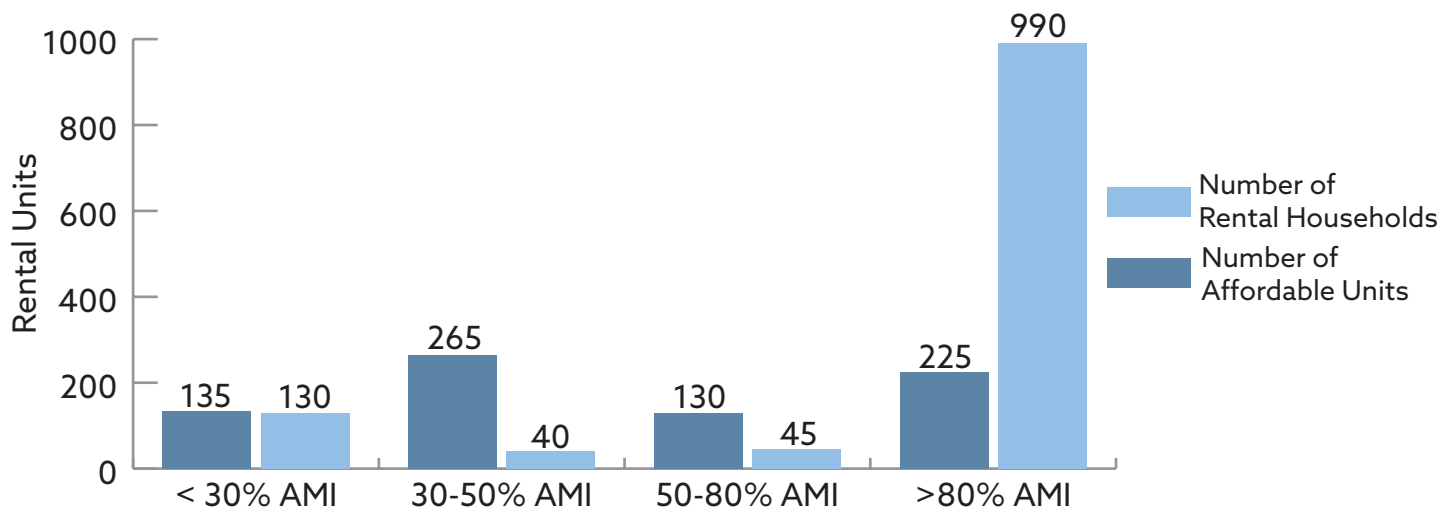
**Note:** These median rent prices are based on data from the most recent community survey. A limited supply of rentals, age of units, and location influence prices. Furthermore, some units are difficult to classify as they may have amenities not seen in this data. Things like communal spaces, fitness areas, or a convenient setting. Finally, modern studios often have more square footage than a traditional one-bedroom unit.

Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table B25031, Median Gross Rent by Bedrooms

**Exhibit 34: Affordability of Median Cost Rental Units**

HOUSEHOLD INCOME (% OF NORTH BEND MEDIAN INCOME OF \$119,392)	AFFORDABILITY OF MEDIAN COST RENTAL UNITS		
	1-BEDROOM	2-BEDROOM	4-BEDROOM
120%	YES	YES	YES
100%	YES	YES	YES
80%	YES	YES	<b>NO</b>
60%	YES	<b>NO</b>	<b>NO</b>
50% or less	YES	<b>NO</b>	<b>NO</b>

Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table B25031, Median Gross Rent by Bedrooms; HUD Office of Policy Development and Research. (2021). Income Limits Summary 2010-2021.

**Exhibit 35: Rental Units Available by Income Bracket**

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



### 3.4 SUBSIDIZED HOUSING

North Bend has three properties that provide subsidized, income-restricted rental units, including Cascade Park, Si View, and Sno Ridge Apartments (Exhibit 36). Cascade Park and Sno Ridge Apartments provide 68 rental units to the elderly, while Si View provides 20 units to families. Cascade Park and Si View are subsidized under 515. Rural Housing aims to provide affordable rental housing units to very low-income, low-income, or moderate-income residents as defined by AMI. Sno Ridge Apartments are subsidized by Section 8, which allows low-income and very low-income voucher tenants to pay 30 to 40% of their income to rent.

#### Exhibit 36: Subsidized Housing Properties

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

Source: National Housing Preservation Database, (2021)

## **KEY TAKEAWAYS: HOUSING CONDITIONS**

### **Housing Inventory**

- North Bend has a total of 2,792 housing units. About 66% are single-family residential units.
- About 36% of North Bend's households are 2-person households.
- Approximately 83% of housing was built before 1999 and is at least 20 years old.
- About 91% of permits issued since 2010 were for single-family homes, though the number of multifamily permits increased in 2018 and 2019.

### **Housing Ownership**

- Of the total housing units, 66%, or 1,745, are owner-occupied.
- An estimated 100% of the group aged between 75 to 84 years are homeowners
- In 2021, the median home value was \$760,430, nearly double the median home value in 2010 of \$382,083.

### **Rental Housing**

- A third, 34% or 919 units, of North Bend's housing stock is rental units
- The group aged 85 is 86% of renters, and 72% of those under 35 years of age rent.
- In 2020, the median rent in North Bend was \$1,424, nearly \$270 less than King County's median rent of \$1,695.

### **Subsidized Housing**

- North Bend has three properties that provide subsidized, income-restricted rental units providing 68 units to the elderly and 20 to families.



## Part 4: Gap Analysis

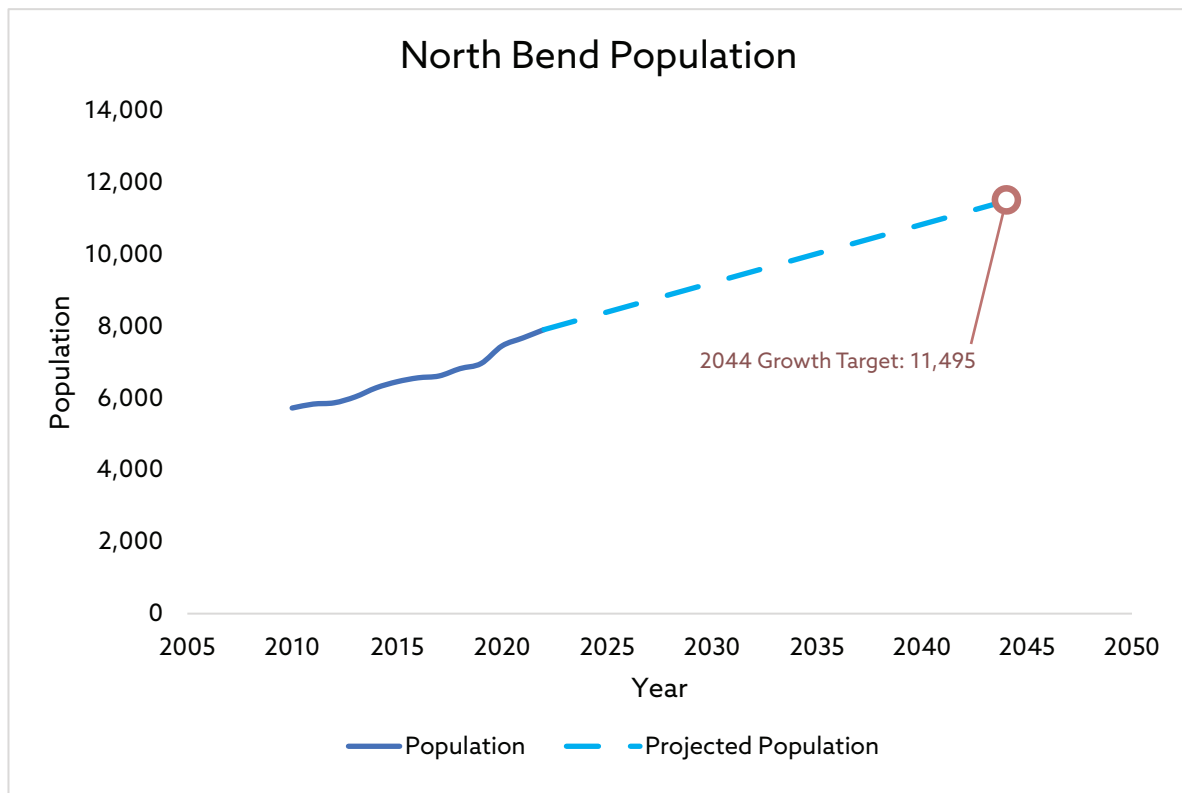
### 4.1 HOUSING NEEDED TO ACCOMMODATE FUTURE GROWTH

Every eight years, the Growth Management Act (GMA) requires counties to coordinate a review and evaluation of development and land supply. During this periodic planning process, the state allocates growth targets to counties, who in turn allocate growth targets to cities. Cities are required to show either that existing zoned capacity meets growth targets or plan to accommodate growth. This process aims to determine if cities have enough capacity to meet their future housing needs. Additionally, as population growth and housing needs are regional matters, countywide targets are developed through a collaborative process. This process ensures that all jurisdictions accommodate a fair share of the state's growth.

The 2021 King County Buildable Lands Report (BLR), in partnership with the Puget Sound Regional Council (PSRC), provided North Bend with a 2044 housing target of 4,365 household units. With this target and the 2018 ACS housing unit estimate of 2,617, North Bend's total 2044 housing unit gap is 1748 units. The City should plan for about 55 new housing units a year from 2022. Between 2010 and 2022, the City added an average of 67 housing units per year, on track to meet the 2044 housing goal.

The population change expected from the predicted housing change, based on North Bend's average household size of 2.67 people, is 4,666 people. When this is added to OFM's 2018 population estimates, the 2044 population target is 11,495 people, assuming the average household remains the same, as is illustrated in Exhibit 37: 2044 Population Projections. Based on this 11,495 population target and the 2022 population of 7,915 people, the City should plan for an average population growth of approximately 163 people annually to meet 2044 population growth projections.

#### Exhibit 37: 2044 Population Projections



Source: OFM. (2021). *Postcensal Estimates of April 1 Population, 1960 to Present*; OFM. (2021). *Intercensal Estimates of April 1 Population, 1960 to Present*; Puget Sound Regional Council, 2017; King County, 2021.

## Affordability Gap by Income Level

As housing supply and affordability elicit a regional focus, the analysis in the next few sections shows how the current and future housing supply in Algona can meet the needs of King County as a whole. To ensure the housing needs of all economic segments of the population are addressed and housing-related burdens are not simply transferred between jurisdictions, each community should attempt to take on its fair share of affordable housing. Policy H-1 of the 2021 King County Countywide Planning Policies sets a countywide need for housing in 2044 by percentage of AMI. The percentages are as shown in the table below.

Policy H-4 requires cities to maintain an inventory showing the affordability gap of the jurisdiction's housing supply compared to the countywide need. These percentages are applied to North Bend's current total household number in Exhibits 38 and 39.

There is a current need for 256 extremely low-income units and 315 low-income household units. There is a surplus of housing in very low-income and moderate and above median-income brackets. Households in the moderate- and above-average income bracket might be finding housing that is more affordable to them, which can result in greater competition for housing units outside of the range of affordability for households in lower income brackets.

COUNTYWIDE NEED FOR KING COUNTY IN 2044			
INCOME CATEGORY	HOUSEHOLD INCOME	SHARE OF TOTAL UNITS	EXISTING SHARE OF TOTAL UNITS
Extremely Low-Income	30% and below AMI	15%	5%
Very Low-Income	31 - 50% of AMI	15%	19%
Low-Income	51 - 80% of AMI	19%	7%
Moderate Income and above	>80% of AMI	51%	69%

Source: King County (2021) Countywide Planning Policies.

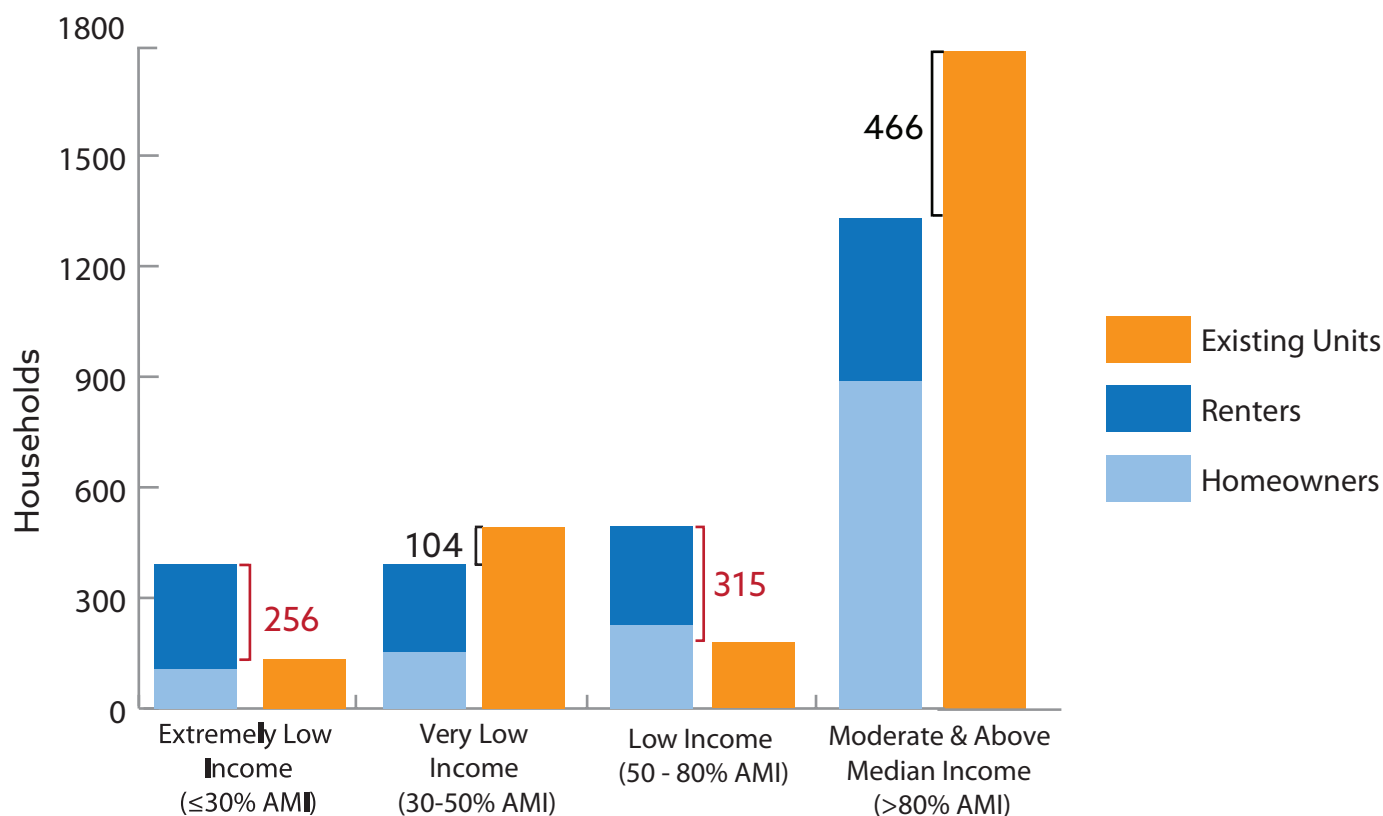
## Exhibit 38: Housing Needs, Existing Supply, and Gaps/Surplus by Income Level

INCOME LEVEL	EXTREMELY LOW-INCOME	VERY LOW-INCOME	LOW-INCOME	MODERATE & ABOVE MEDIAN INCOME
	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(>80% AMI)
Existing Need	391	391	495	1,329
Existing Housing	135	495	180	1,795
Existing Gap	256	<b>(104)</b>	315	<b>(466)</b>
Progress Towards Existing Need	34.5%	<b>129.6%</b>	36.4%	<b>135.1%</b>

Source: OFM, 2022. Available Units by Income Bracket and Tenure; ACS 5-Year estimates 2016-2020; HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2019; PSRC 2019; King County, 2021. 2021 King County Urban Growth Capacity Report.





**Exhibit 39: Housing Needs, Existing Supply, and Gaps/Surplus by Income Level**

Source: OFM, 2022. Available Units by Income Bracket and Tenure; ACS 5-Year estimates 2016-2020; HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2019; PSRC 2019; King County, 2021. 2021 King County Urban Growth Capacity Report.

**Future Housing Need by Income Level**

Exhibit 40 and 41 compare the existing housing supply with the projected need based on the 2044 growth targets. This comparison assumes that the county income distribution will remain the same as the housing supply grows. The number of existing units by income brackets are estimates provided by the HUD CHAS, and due to rounding they do not add up to the the exact amount of housing stock in North Bend. The 2044 gap numbers represent where supply increases should be encouraged and do not explicitly define a predicted lack of supply. The gaps are based on the existing housing supply, as it is hard to predict how much new housing will be built and where its price point will be. By 2044, more housing will be needed for all income ranges in North Bend. This comparison between current affordability patterns and future demand informs housing policies.

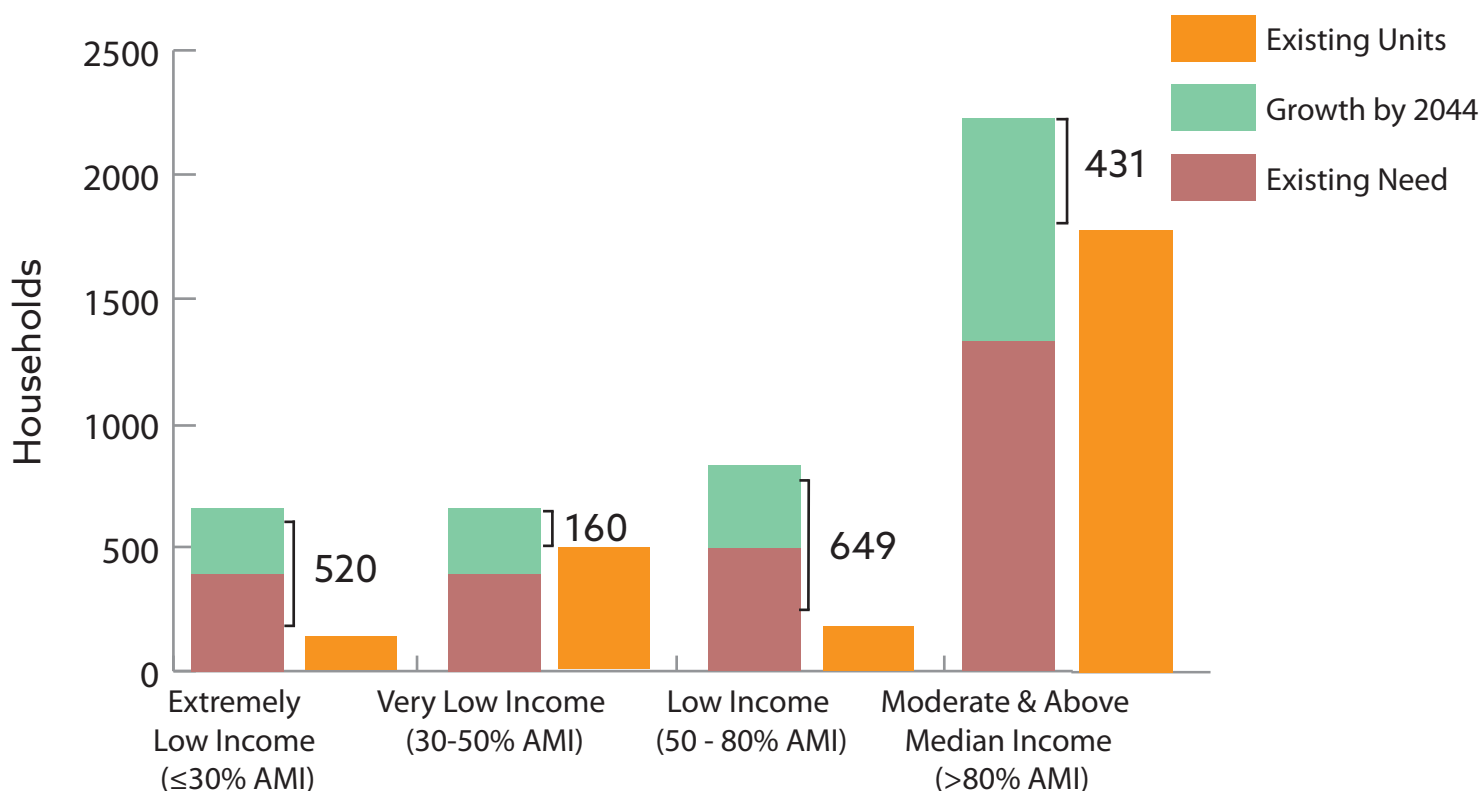
Exhibit 42 examines how the existing supply gap is projected to change by 2044 by dividing the total number of households into owner versus renter-occupied units. This analysis extrapolates the existing county percentages of owner and renter households and applies them to the 2044 growth targets. The 2044 gaps are meant to show which income levels and types of units development should be prioritized to meet the housing needs of the City's future population. Numbers shown in red and parentheses indicate a surplus. By 2044, more units will be needed, both renting and owning, for households in all income groups except for moderate and above income homeowner units.

To satisfy the countywide need for housing units by 2044, about 51% of units need to be affordable to moderate- and above-income group, 19% need to be affordable to low-income households, and 15% need to be affordable to both very low income and extremely low-income groups as demonstrated by Exhibit 43.

**Exhibit 40: Projected Housing Needs and Gaps by Income Level**

INCOME LEVEL	EXTREMELY LOW-INCOME	VERY LOW-INCOME	LOW-INCOME	MODERATE & ABOVE MEDIAN INCOME
	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(>80% AMI)
Existing Need	391	391	495	1,329
Existing Housing	135	495	180	1,795
2044 Need	655	655	829	2,226
2044 Gap	520	160	649	431
Progress Towards 2044 Goal	20.6%	75.6%	21.7%	80.6%

Source: OFM, 2022. Available Units by Income Bracket and Tenure; The Census Bureau (2022) ACS 5-Year estimates 2016-2020; HUD Office of Policy Development and Research (2019) Comprehensive Housing Affordability Strategy; PSRC 2019; King County, 2021. 2021 King County Urban Growth Capacity Report.

**Exhibit 41: Projected Housing Needs and Gaps by Income Level**

Source: OFM, 2022. Available Units by Income Bracket and Tenure; The Census Bureau (2022) ACS 5-Year estimates 2016-2020; HUD Office of Policy Development and Research (2019) Comprehensive Housing Affordability Strategy; PSRC 2019; King County, 2021. 2021 King County Urban Growth Capacity Report.



Almost all housing groups are projected to need more housing by 2044. The largest gap will exist for units affordable to renters at moderate and above median incomes. Hopefully, construction of these units will reduce pressure on more moderately priced units if displacement and the loss of existing affordable units are avoided, which may require city intervention.

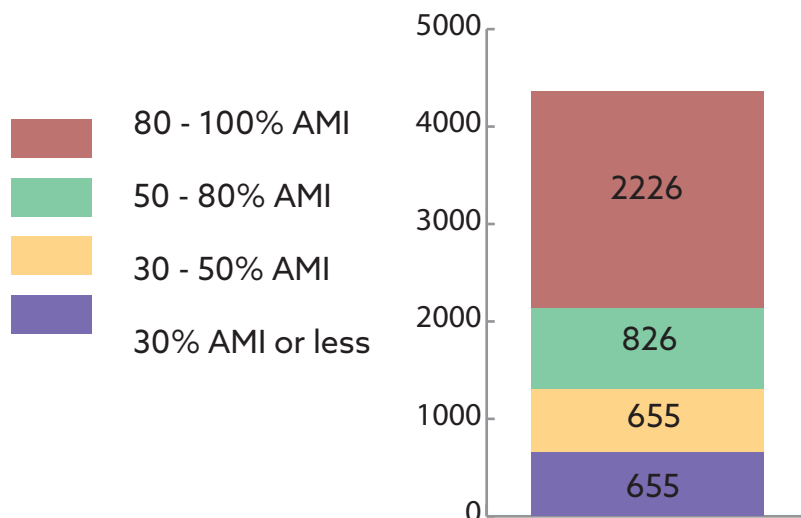
There are very large gaps for units affordable to people in the extremely low-income group, especially among renters. Of the 1748 housing units which are projected to be needed by 2044, 20% will need to be affordable to extremely low-income renters. Nearly a third of the total new units will need to be affordable to homeowners who make less than 80% AMI. While market forces will likely create the 431 units affordable to median and above average income residents expected to be in demand by 2044, it will be necessary for the City to consider how to increase the supply of housing at low income levels through incentives for affordable housing developments or by encouraging non-profits to provide more rent-subsidized and owner-subsidized housing in the City.

#### Exhibit 42: Current Gaps versus Projected Gaps Based on Existing Housing

	ALL UNITS		UNITS TO OWN		UNITS TO RENT	
	EXISTING GAP	2044 GAP	EXISTING GAP	2044 GAP	EXISTING GAP	2044 GAP
Extremely Low Income ( $\leq 30\%$ AMI)	256	520	106	177	150	343
Very Low Income (30-50% AMI)	(104)	160	(76)	28	(28)	132
Low Income (50-80% AMI)	315	649	177	330	138	319
Moderate & Above Median Income ( $>80\%$ AMI)	(466)	431	(681)	(81)	215	512

Source: 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.

#### Exhibit 43: Housing Units Targets by 2044 to Accommodate Growth



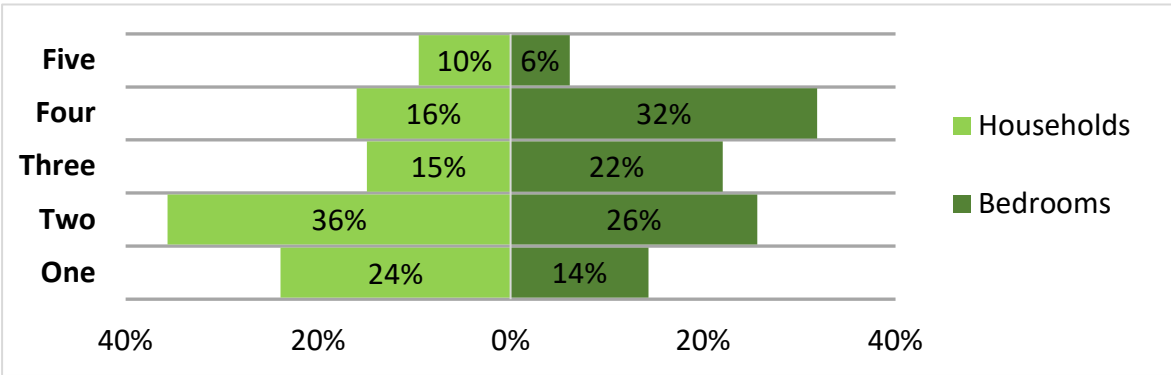
Source: OFM, 2022. Available Units by Income Bracket and Tenure; The Census Bureau (2022) ACS 5-Year estimates 2016-2020; HUD Office of Policy Development and Research (2019) Comprehensive Housing Affordability Strategy; PSRC 2019; King County, 2021. 2021 King County Urban Growth Capacity Report.

## 4.2 DIVERSITY OF HOUSING CHOICES

Having a variety of housing choices is important for a city to meet the diverse needs of its population. North Bend’s housing supply is composed primarily of single-family units (66%); and multifamily units (22%)<sup>9</sup>. While 24% of households are one person, only 14% of housing units have one bedroom. A lack of smaller units compared to the percentage of one person households is noteworthy since smaller units are typically more affordable. While just under a third of households are three or four people, houses with three or four bedrooms make up more than half of the total housing stock. This means that household size and housing unit sizes are not aligned. Exhibit 44: Comparison of Household Size versus Number of Bedrooms shows North Bend households in comparison to the number of bedrooms.

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

**Exhibit 44: Comparison of Household Size Verses Number of Bedrooms**



Source: The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table B25009, Tenure by Household Size; The Census Bureau. (2022) 2016-2020 ACS 5-year estimates. Table DP04, Housing Units by Number of Bedrooms.

### Older Adults and Families with Children

Exhibit 45 shows a few different household types that are cost-burdened in the City. The majority of the cost-burdened households are within the extremely low-income group. In this group, 36% are older adults living alone, and 34% are in other, or non-family, non-elderly adult households, including those living alone or with housemates. About 34% of households in North Bend have one or more people aged 60 and over.

Older adults primarily consist of retired or retirement-age individuals who rely on various income sources, such as retirement benefits, social security, and accrued wealth. The ACS does not capture who is retired but does include data on who has retirement pensions and incomes. Retired individuals have a limited budget that must sustain them for the remainder of their lives, which ranges greatly based on health, location, and lifestyle. Older adults have higher medical costs that may also contribute to financial insecurity. Those living in families may experience financial constraints due to more people living in households that also require financial assistance or resources. Older adults choosing to age in place may require additional support services such as home modification, transportation, recreation and socialization, yard care, or care management and counseling.

**Exhibit 45: Cost-Burdened Households by Type and Income Level**

HOUSEHOLD TYPE	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MEDIAN INCOME	ALL COST-BURDENED HOUSEHOLDS
	(≥30% AMI)	(30-50% AMI)	(>50% AMI)	(80-100% AMI)	(>100% AMI)	
Older Adult Family	0	0	15	0	30	45
Older Adults Living Alone	125	0	0	0	15	140
Large Family	45	0	0	20	20	85
Small Family	60	65	0	15	50	190
Other	120	15	30	20	25	210
<b>Total</b>	<b>350</b>	<b>80</b>	<b>45</b>	<b>55</b>	<b>140</b>	<b>670</b>

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

**Subsidized and Income-Restricted Units**

As discussed earlier, subsidized or income-restricted units are one of the most important types of housing a city requires to ensure all housing needs are met. With such units, it is easier for many low-income households to avoid being cost-burdened. Furthermore, among these units, variety is necessary for the diversity of household types. For example, the National Housing Preservation Database shows three developments currently containing 88 units, mostly one-bedroom units, in North Bend. These units are targeted toward families and the elderly.

4.3 LAND CAPACITY ANALYSIS

In addition to preparing the 2044 growth targets, the King County Buildable Lands Report (BLR) analysis determined the remaining capacity for housing units within the City based on current land use and zoning. A land capacity analysis considers the amount of vacant, partially used, and re-developable lands per zoning district. Given the current zoning restrictions, this process identifies the potential for land within a community’s boundaries to accommodate anticipated housing growth. As of 2022, North Bend has a remaining net capacity of 891 units. Therefore, to meet the 2044 total housing target of 4,365 households, the City needs around 1,748 new units, meaning a land capacity deficit of 869 units.

Zoning Considerations

The land capacity analysis estimates the expected types of housing that will be built with the remaining capacity based on the zoning of the land where the capacity lies. This analysis includes a few foundational assumptions:

- Land zoned for lower densities will be developed with single-family units.
- Land zoned for higher densities will be developed with multifamily units.
- The capacity for single-family units is the sum of the single-family and townhouse unit capacity.
- The capacity for multifamily units is the sum of the capacity and senior apartment unit capacity.
- Single-family units will likely provide opportunities for homeownership.
- Renters will likely occupy multifamily units.

Based on these assumptions, this analysis compares the current mix of owners and renters with the opportunities provided by the remaining land capacity based on the current zoning.

Exhibit 46 shows that about 28% of the remaining vacant or re-developable land in North Bend is zoned for single-family residential uses, and about 72% is allocated for multifamily residential use. With 66% of housing tenure being owners and 34% being renters, the remaining vacant or re-developable lands might not satisfy current trends of housing tenure. If North Bend wants to maintain homeownership trends with capacity delineated by current zoning, ownership in higher density housing such as multifamily buildings or condominiums can be a consideration for the City.

Exhibit 46: Zoning of Land Capacity Compared with Current Tenure

ZONING CAPACITY	PERCENTAGE OF LAND WITH REMAINING CAPACITY ZONED FOR:	HOUSEHOLD TENURE PERCENTAGES, 2019	CURRENT TENURE
Single-family	28%	66%	Owner
Multifamily	72%	34%	Renter

Source: King County, 2021. 2021 King County Urban Growth Capacity Report; 2016–2020 ACS 5-Year Estimates. Table B25003, Tenure

Exhibit 47 displays the approximate current capacity and the projected need for units. There is a projected need for 2,882 single-family units and 2,578 multifamily units total in 2044. To meet this goal, 454 units to own and 1,306 units to rent must be made available. Still, as of 2022, there is only enough capacity for 250 new single-family units and 641 new multifamily units based on current land use and zoning. This is not enough to fill the gap, which will result in an increasing cost burden placed on lower and moderate-income households. Capacity for an additional 869 units must be created, 204 units of which must be for homeowners and 665 must be for renters. An additional capacity for If housing becomes scarcer in North Bend, housing prices will increase and force more vulnerable residents either outside of the city or onto the street.

#### Exhibit 47: Zoning of Land Capacity Compared with Projected Need

ZONING CAPACITY	CAPACITY REMAINING IN UNIT TYPE PER ZONING:	2044 PROJECTED GAP	CURRENT TENURE
Single-family	250	454	Units to Own
Multifamily	641	1,306	Units to Rent
<b>Total</b>	<b>891</b>	<b>1,760</b>	

Source: OFM, 2022. Available Units by Income Bracket and Tenure; ACS 5-Year estimates 2016-2020. Table B25003, Tenure; HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2019; PSRC 2019; King County, 2021. 2021 King County Urban Growth Capacity Report

## 4.4 HUD LOCATION AFFORDABILITY INDEX

At a last glimpse at the overall affordability of North Bend and how different household types may be experiencing financial difficulties, Exhibit 48 shows the results of the Location Affordability Index (LAI) for the City. The LAI was developed by HUD and the US Department of Transportation (DOT) in 2013 better to understand housing and transportation costs for specific geographies. This joint effort of HUD and the DOT stems from the reality that, aside from housing, transportation is the largest expense for most households. The index models eight different household profiles, shown in the table below that vary by percent of area median income, number of people, and number of commuters. The calculations account for twenty-four measures such as monthly housing costs, the average number of rooms per housing unit, average vehicle miles traveled per year, walkability, street connectivity, and others. These eight model households are not meant to represent specific groups but rather useful for comparing relative to the digester's situation. Broken down to the neighborhood (census tract) level, the LAI offers what percentage of the income each household profile would typically spend on housing and transportation costs. This information can be useful to the general public, policymakers, and developers to determine where to live, work, and invest.

Version 3, the most recent version of the LAI, was published in March 2019. Its data sources include the 2016-2020 5-year American Community Survey, the 2014 Longitudinal Employer-Household Dynamics, and others. The eight household profiles modeled for the LAI are displayed. Please see the accompanying table for descriptions of each of the household types. Five of eight household profiles (Very Low-Income Individual, Working Individual, Retired Couple, Single-Parent Family, and Moderate Income Family) are shown to be cost-burdened or pay 30% or more of their income on housing costs. If this were the only measure of affordability under consideration, as has been treated in this report thus far, North Bend would still appear unaffordable to many households.

While no household profiles are shown to be severely cost-burdened or pay 50% or more of their income on housing costs, very low-income individuals come close at 47%. When transportation costs are considered, the need for more affordability in North Bend becomes more apparent. All profiles spend 30% or more of their income on housing and transportation costs combined. If HUD deems 45% is the maximum portion of income before any given household is considered unaffordable, then six out of the eight household profiles would be considered unaffordable. Most striking is the cost of living for very low-income individuals, where 117% of their income is estimated to be spent on housing and transportation.









The LAI demonstrates that housing is one of many costs that should be considered when determining a location's affordability. North Bend proves to be unaffordable for most groups when transportation is taken into consideration. Living has become more so expensive for very low-income individuals. This should inform city officials about allocating resources and developing available land.

HOUSEHOLD TYPE	INCOME	SIZE	NUMBER OF COMMUTERS
Median Income Family	100% AMI	4	2
Very Low-Income Individual	National poverty line (\$11,880 for a single person household in 2016)	1	1
Working Individual	50% AMI	1	1
Single Professional	135% AMI	1	1
Retired Couple	80% AMI	2	0
Single-Parent Family	50% AMI	3	1
Moderate Income Family	80% AMI	3	1
Dual-Professional Family	150% AMI	4	2





**Exhibit 48: HUD Location Affordability Index**

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

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

## KEY TAKEAWAYS: GAP ANALYSIS

### Housing Needed to Accommodate Future Growth

- In 2018, The City added 51 new housing units
- From 2010 to 2019, the City added an annual average of 67 housing units, on track with the growth rate needed to satisfy the 2044 housing target.
- There is a currently a need for 315 units for people with a low income.
- There is a need for 256 units that are affordable to people with an extremely low-income
- 51% of the total housing units in the city should be affordable to someone with a moderate income.
- 19% of the total housing units in the city should be affordable to someone with a low income.
- 15% of the total housing units in the city should be affordable to someone with a very low income.

### Diversity of Housing Choices

- Most households are occupied by two people (36%)
- Some households are occupied by one person (24%).
- Of the households occupied by one person, 36% are older adults, and 34% are in other, or non-family, non-elderly adult households, including those living alone or with housemates. This makes them the most severely cost burdened.
- Three developments contain 88 units, most of which are one-bedroom units targeted toward families and the elderly

### Land Capacity Analysis

- North Bend's net capacity of 891 units is based on current land use and zoning districts .
- To meet the 2044 population growth target, approximately 1748 new units need to be built. With the current zoning in the city, this results in a deficit on 869 units.
- 28% of the remaining vacant or re-developable land in North Bend is zoned for single-family residential uses, and about 72% is allocated for multifamily residential use.
- This results in projected demand for 454 single-family units and 1,306 multifamily units.
- Regardless of targets, land capacity controls the maximum amount of housing that can be built.
- Currently, there is only enough capacity for 250 single-family units and 641 multifamily units
- Capacity for an additional 869 units must be created, 204 units of which must be for homeowners and 665 must be for renters

### HUD Location Affordability Index

- A very low-income individual spends 117% of their income on housing and transportation.
- Everyone in North Bend spends at least 30% of their income on housing and transportation. Housing and transportation are considered affordable to single professionals and dual-professional families.



## NEXT STEPS

This Housing Needs Assessment identifies North Bend's current and future housing needs. In addition to the HNA, the Housing Action Plan will be informed by a public engagement effort and an assessment of existing city policies and regulations. Housing Action Plan strategies will address identified needs and policy changes and will be presented to Council for review and adoption in 2023.

## Related Appendices

- Appendix A: Funding Resources for Affordable Housing
- Appendix B: List of Potential Policy Measures
- Appendix C: Resources
- Appendix D: Snoqualmie Valley Regional Housing Needs Assessment



**Housing is absolutely essential to human flourishing. Without stable shelter, it all falls apart.**

**-Matthew Desmond  
American Sociologist**



## Part 5: Methodology

The sources of data we used for this analysis include the following:

- **Puget Sound Regional Council (PSRC).** The PSRC provides overall regional housing targets through the VISION 2040 regional growth strategies, recently updated with the VISION 2050 plan, which informs the development of Countywide Planning Policies. Additionally, the PSRC coordinates housing and employment projections for the region.
- **Washington State Office of Financial Management (OFM).** The OFM is the state-level agency in charge of developing official population and housing counts for statutory and programmatic purposes, and compiles data from individual jurisdictions to further this goal. Publicly available counts for population and housing are available on their website. Additionally, small-area and more detailed custom data are also available to provide more detail on housing and population growth.
- **King County Urban Growth Capacity Report.** Coordinated on a periodic basis, the County coordinates a review and evaluation of development and land supply to determine whether its cities are meeting growth and density targets and if cities have enough land to meet future growth needs. As part of this work, cities survey their available lands for development, and compare this to growth targets established through the Countywide Planning Policies. This report relies on both the estimates of land capacity, as well as the assessment of future growth targets.
- **US Census Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES).** The US Census compiles information about the home and work locations of employees and provides information through a web-based interface on the characteristics of jobs and workers, such as economic sector, general length of commute, and wages. Additionally, LODES can also be used to indicate where people in a given location or jurisdiction work, and where workers in a community live, which can provide an understanding of commuting patterns. This data is partly “synthetic”, meaning that it is based on estimates from the original data to preserve anonymity while being representative of major characteristics or trends. OnTheMap is the web-based mapping and report application that provides an easy-to-use interface for viewing the LODES data; it was used to pull the data shown in this report.
- **American Community Survey (ACS).** The American Community Survey is an ongoing survey program coordinated by the US Census Bureau to provide detailed information about the population. Developed as an alternative to the Decennial Census long form, the ACS relies on a sample of households to collect more detailed data on topics such as education, transportation, Internet access, employment, and housing. The results from the ACS are reported on a yearly basis for larger cities, and on a 5-year average basis for all communities. This report relies on this information for some demographics data, and the ACS is also used as part of the CHAS dataset (below). At the time of writing, the most recent dataset available was 2019-2015.
- **Comprehensive Housing Affordability Strategy (CHAS).** The US Department of Housing and Urban Development (HUD) relies on custom tabulations from the ACS to develop the more detailed CHAS dataset. This information is intended to demonstrate the extent of housing needs and issues across communities, with a focus on low-income households. This information, available at a city level, provides detailed information about characteristics of the local housing stock, including the affordability of both rental and owner-occupied housing. The CHAS dataset also provides some household information, which can be cross-tabulated with housing information to link household characteristics with needs. Note that the most recent dataset, released in September 2021, relies on the 2014–2018 ACS dataset.
- **National Housing Preservation Database (NHPD).** The NHPD is an address-level inventory of federally assisted rental housing in the US. The data comes from HUD and the US Department of Agriculture (USDA). NHPD was created in 2011 in an effort to provide communities with the information they need to effectively preserve their stock of public and affordable housing.
- **Zillow.** The online real estate listings company Zillow provides some data on the real estate market free of charge. These datasets include information on rents, home values, inventory, and sales at the city, metro, and zip code levels. To address gaps in data, some of this information relies on information from the ACS to weight key values.

To the greatest extent possible, the latest data sources are used for this report. As data points become available at varied times, there may be differences in some stated numbers. While this may seem inconsistent, it is best practice to use the most up to date and available sources, leading to these differences. For example, housing unit totals from 2019 (ACS) and 2021 (OFM) are both in this report.

## Glossary

**Affordable housing:** The United States Department of Housing and Urban Development (HUD) considers housing to be affordable if the household is spending no more than 30 percent of its income on housing costs (rent, mortgage payments, utilities, etc.). A healthy housing market includes a variety of housing types that are affordable to a range of different household income levels. However, the term “affordable housing” is often used to describe income restricted housing available only to qualifying low-income households. Income-restricted housing can be located in public, nonprofit, or for-profit housing developments. It can also include households using vouchers to help pay for market-rate housing (see “Vouchers” below for more details).

**American Community Survey (ACS):** This is an ongoing nationwide survey conducted by the U.S. Census Bureau. It is designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households.

**Area median income (AMI):** This is a term that commonly refers to the area-wide median family income calculation provided by the federal Department of Housing and Urban Development (HUD) for a county or metropolitan region. Income limits to qualify for affordable housing are often set relative to AMI. In this report, unless otherwise indicated, AMI refers to the HUD Area Median Family Income (HAMFI).

**Cost-burden:** When a household that spends more than 30 percent of their gross income on housing costs, including utilities, they are cost-burdened. When a household pays more than 50 percent of their gross income on housing, including utilities, they are severely cost-burdened. Cost-burdened households have less money available for other essentials, like food, clothing, transportation, and medical care.

**Fair market rent (FMR):** HUD determines what a reasonable rent level should be for a geographic area and sets this as the area’s fair market rent. Housing choice voucher program voucher holders are limited to selecting units that do not rent for more than fair market rent.

**Family:** This census term refers to a household where two or more people are related by birth, marriage, or adoption.

**Household:** A household is a group of people living within the same housing unit. The people can be related, such as family. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households. The census sometimes refers to “occupied housing units” and considers all persons living in an occupied housing unit to be a single household. So, Census estimates of occupied housing units and households should be equivalent.

**Household income:** The census defines household income as the sum of the income of all people 15 years and older living together in a household.

**Householder:** This refers to the person (or one of the people) in whose name the housing unit is owned or rented.

**Income-restricted housing:** This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at a below-market rates. Some income-restricted rental housing is owned by a city or housing authority, while others may be privately owned. In the latter case the owners typically receive a subsidy in the form of a tax credit or property tax exemption. As a condition of their subsidy, these owners must offer a set percentage of all units as income-restricted and affordable to household at a designated income level.



## Glossary

**Low-income:** Families that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to area median family incomes (MFI), with consideration for family size.

INCOME CATEGORY	HOUSEHOLD INCOME
Extremely low-income	30% of HAMFI or less
Very low-income	30-50% of HAMFI
Low-income	50-80% of HAMFI
Moderate income	80-100% of HAMFI
Above median income	>100% of HAMFI

**Median family income (MFI):** The median income of all family households in the metropolitan region or county. Analyses of housing affordability typically group all households by income level relative to area median family income. Median income of non-family households is typically lower than for family households. In this report, both MFI and AMI refer to the U.S. Department of Housing and Urban Development Area Median Family Income (HAMFI).

**Subsidized housing:** Public housing, rental assistance vouchers, and developments that use Low-income Housing Tax Credits (LIHTC) are examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably.

**Tenure:** Tenure references the ownership of a housing unit in relation to the household occupying the unit. According to the US Census Bureau, a housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

**Transportation:** In context of the Location Affordability Index, this term refers to costs associated with auto ownership, auto use, and transit use.

**Vouchers (Tenant-based and Project-based):** HUD provides housing vouchers to qualifying low-income households. These are typically distributed by local housing authorities. Vouchers can be "tenant-based", meaning the household can use the vouchers to help pay for market-rate housing in the location of their choice. They pay the difference between the fair market rent and 30 percent of the tenant's income. Or the vouchers can be "project-based", meaning they are assigned to a specific building.



# North Bend Public Outreach Summary

North Bend, WA



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## Introduction

### Purpose of Engagement

The city of North Bend has received grant funding from the Department of Commerce to create a Housing Action Plan (Washington State Department of Commerce, 2022). A Housing Action Plan (HAP) is developed after conducting a Housing Needs Assessment, which determines the current and future state of housing within the jurisdiction. This Housing Needs Assessment (HNA) seeks to evaluate service for all income levels, establish population and employment trends, and consider what land capacity remains within the jurisdiction's bounds. Some topics in the HAP and HNA are required, such as evaluating population trends, while others are optional, such as a land capacity analysis. To receive grant funding, there are required community and stakeholder engagement actions that must be met, such as participation and input from community groups, local realtors, and nonprofit housing advocates (Engrossed Second Substitute House Bill 1923, 2019). This document outlines the process by which the North Bend community was engaged, as well as an analysis of the feedback received.

The HAP is used to inform the Comprehensive Plan Housing Element. The Washington State 1990 Growth Management Act (GMA) requires all incorporated municipalities within King County to develop a comprehensive plan addressing population growth impact on government facilities and services. The GMA implements land use planning strategies to evaluate the predicted level of service needs associated with population growth and assess existing facilities and services (Engrossed Second Substitute House Bill 1923, 2019).

The purpose of this public engagement process is to gather input from the community which can inform the construction of the HAP document. The public outreach allows residents to participate in the long-range planning of their housing conditions and helps determine what strategies will be used in the HAP.

### Importance of Housing

Ensuring access to housing is one of the fundamental functions of effective planning. In North Bend, 26% of all households spend more than 30% of their income on housing-related costs. Spending more than this proportion of income on housing defines a household as cost burdened according to the federal Department of Housing and Urban Development. This issue is especially pronounced among North Bend renter households, who are more likely than homeowners to spend more than 50% of their income on housing-related costs.

## Methods

### Stakeholder Meeting and Community Open House Methods

Two community groups met to discuss the Housing Action Plan. A group of North Bend stakeholders with representatives from the Snoqualmie Valley Kiwanis and Rotary Clubs met on February 23, 2023, to discuss the results of the North Bend Housing Needs Assessment. This group was identified due to their interest in and knowledge of the North Bend community. The group discussed a range of housing-related topics, from opinions on the recent uptick in North Bend development to their most pressing infrastructure needs. A press release, website post, social media posts, emails to stakeholder groups, and newspaper advertisements publicized an open house for community member participation. During a March 1, 2023 open house, community members discussed draft Housing Action Plan strategies. The results of the HNA were shared with this group, and after a discussion of drafted strategies an open-ended discussion was facilitated.



## Survey Methods

A survey was conducted using the online survey software Survey Monkey from mid-January to early March 2023. Everyone in the city of North Bend was invited to participate through in-person and online advertisements. The city issued a press release, posted to the city website, advertised through all official social media accounts, and posted on a Nextdoor account. Emails to housing stakeholder groups and the Business Bulletin newsletter encouraged residents to take the survey. Handout sheets were distributed throughout the city, including schools, libraries, post offices, churches, dentists, coffee shops, retail, fast food, grocery, outlet, and hardware establishments. Paper copies of the survey were available as well for community members. This survey effort collected responses to 28 questions from 514 individuals.

## Elementary School Engagement Methods

A group of North Bend elementary schoolers participated in a drawing contest to gather the input of young community members. Students were instructed to draw pictures showing the significance of housing to them. A competition determined the best drawing from the student group, which will be included in the final Housing Action Plan.

## Kiwanis and Rotary Clubs Stakeholder Results

The following analysis summarizes the desires of the stakeholder group for the Housing Action Plan. While there were several questions about the housing growth targets, the intention of the Housing Action Plan, and infrastructure availability, the group also provided technical feedback. Full notes from the meeting can be found in *Appendix A*

## Housing for Specific Groups

The stakeholder group emphasized a local need to support the senior community and low-income households and expressed that future housing needs to serve these two communities. The group had a clear vision for senior housing in demand: more small, single-story housing designed to cater to the needs of potential mobility-limited elderly residents. North Bend residents wish to remain in the community through their senior years and are concerned about the availability of affordable options to downsize their homes.

The stakeholder group also indicated a dire need for housing affordable to low-income households. The group pointed to an increase in homelessness in the Snoqualmie Valley as evidence justifying the need for an increased need for income-restricted housing. Stakeholders indicated that the main barrier to creating affordable housing is the high cost of land in the city. The group appreciated the new residential development built by Habitat for Humanity but noted that the non-profit's financing model is what enabled the project's feasibility. The group felt that typical market conditions would not create enough affordable housing. The aesthetic design of the Habitat for Humanity project was also appreciated, the group indicated they prefer affordable housing that fits the character of the city, is varied in design, and is two stories.

There was some doubt among the group that efforts to increase affordable housing would be worthwhile, as demand may continue to outpace supply. The group noted the high demand for workforce housing affordable for people who work in the service industry. Although the discussion indicated some mixed opinions on affordable housing preferences, there was a broad acknowledgment that some sort of intervention was necessary to create affordable housing.



## Concurrent Amenity and Infrastructure Development

Stakeholders recognized the huge increase in housing development in North Bend since the beginning of the pandemic. They observed that while there has been huge outside investment in the development of residential properties, there has not been concurrent development of amenities or infrastructure to serve the demand of a growing population. Stakeholders were concerned that water demand will soon outpace water supply, and they saw this as a factor that could potentially limit the amount of housing that could be developed in the city. Transportation by automobiles or multi-modal options was another topic of concern, as stakeholders worried that people without cars may not be able to navigate around the town, Snoqualmie Valley, and the region due to few public transportation opportunities. The group discussed school capacity multiple times, highlighting that already-filled schools may become increasingly crowded as the population increases.

Members noted that the development of commercial spaces is not keeping pace with residential growth, and businesses may even be leaving the city. As the population in North Bend grows, the demand for commercial amenities will only increase. The group notes that encouraging amenities to serve and employ low-income residents will be increasingly paramount. Stakeholders noted that a prevalent lack of health services in the city will likely only become direr as the population grows. Encouraging business growth to serve the community through employment and amenity provision was valuable to stakeholders.

## Governance

The group observed that current development regulations were likely outpaced by residential development in the region and that some governance structures may be imposing undue burdens on developers. The group identified slow-moving and restrictive King County procedures as barriers to the development of many housing styles. Relaxing county regulations were seen as a solution to this issue. Within the city, the participants recognized that increasing the pace of infrastructure improvements is necessary to keep up with new residential development. The group noted that blending higher-density forms of housing into existing North Bend zones could provide much-needed additional housing capacity. While they expressed some confusion about the rezoning process, the group saw rezoning as a valuable tool to increase housing capacity in and around North Bend.

## Future Development Preferences

The stakeholder group expressed their preferences and concerns for future aesthetics, green space, and community opposition in the city. Group members expressed concern that the character of North Bend is changing too quickly as housing stock is built. Stakeholders felt that new developments are too densely crowded, internally appear monotonous, and often visually conflict with other parts of town. The group noted that people are often attracted to North Bend for green space, which is changing as development infills empty lots within the city. According to the group, the rural development pattern and aesthetic that attracted many people to North Bend is changing. The group also recognized their own bias as emblematic of the city at large: while they recognize the need for more affordable housing, they don't want to see developments right next to their homes. Crafting regulations that cater to the green space and housing aesthetic that the community desires may be key to creating community buy-in.

## Open House Results

The following analysis summarizes the feedback and interests of the open house group for the Housing Action Plan. The group was asked about specific draft strategies to gather feedback on perceived efficacy and community acceptance. Full notes from the meeting can be found in *Appendix B*.



## Attention to Existing Development

The group present at the open house recommended changing strategies to better recognize existing developed conditions. Some areas of North Bend are more developed than others, and the group felt that the strategies should take this into better account. The group described that more developed zones, such as the Low-Density Residential Zone and Constrained Low-Density Residential Zone, will not see much immediate change due to a rezone, where a less developed zone, such as the Cottage Residential zone, would see more development. Allowing higher density uses, such as townhouses, in lower density zones was seen as beneficial, but increased uses would only be manifested in some less developed areas of the zone. The impact of any new zoning schema, such as an incentive zoning program, would also be limited by current developed conditions.

## Development Related to Housing

The need for additional amenities, infrastructure, and jobs to support new housing was noted by the group. Stakeholders felt that high costs of utility connections were not being paid by developers, but instead were passed down to customers. The group questioned fee waivers as a viable way to reduce housing costs because further funding is needed to improve infrastructure. The need for more economic development through more living wage jobs and greater supply of goods and services was observed by participants as well. The participants recognized the need for housing that supports lower income households that work in the city's tourism and service sectors.

## Community Member Interviews

Community members were interviewed on their experience living in North Bend, their unique perspective of the city, and their opinions on how the city can better serve its community. Full interview notes can be found in *Appendix B*.

### Public Middle School Teacher

A teacher from Snoqualmie Valley Middle School agreed to participate in an optional interview regarding their experience with housing. The interviewee grew up in North Bend but now lives in Cle Elum because the property in North Bend was too expensive. When they were searching for property in North Bend, some of the barriers they encountered included difficulty getting a loan, lack of affordable options, inflexible regulations on non-SFR housing types like "tiny homes" and RVs, and difficulty navigating and understanding rules and restrictions. The participants had envisioned buying land and installing a tiny home to live in while they built a larger house but found the city's restrictions too burdensome. The interviewee lives with their parents in North Bend during the winter months and spends much of their free time in the area. They have watched North Bend's population and housing stock grow while also getting increasingly expensive and out of reach for those with less than six-figure incomes. They have observed the growing population create significant strains on North Bend's roads and have seen their students, whose parents owned their homes, forced to move due to rising property taxes. They have even observed families in multi-generational homes unable to afford their housing costs.

The interviewee would like to see smaller residential parcels, smaller homes, fewer restrictions on tiny homes, more senior and disability-accessible housing options, and more recreational activities for people to do in North Bend. The interviewee noted that there is a lack of fun and safe recreational options for teenagers. The participant hopes that North Bend maintains its small-town, rustic feel and culture in the years to come.



## North Bend Homeowner

The interviewee and their partner moved from downtown Seattle to North Bend in 2021. Before purchasing a home, they rented a townhome in North Bend for six months and loved it. With all the access to outdoor amenities, they didn't feel the need to own and maintain a large yard and would have been interested in purchasing a townhome if they had found one in their price range. When the interviewee was searching for a home to purchase, the market was very competitive, and they struggled to find a place they could afford. Several of the houses they bid on sold for \$100,000 to \$200,000 more than the asking price. The interviewee identified the lack of housing supply and insufficient public utilities as barriers to affordable housing. Most of the homes in the interviewee's neighborhood have septic systems and use well water which the participant acknowledges has a limited lifespan.

The interviewee would like to see more density in downtown North Bend as opposed to sprawling subdivisions to preserve the natural areas surrounding North Bend. The interviewee feels that more townhomes and apartments downtown would suit North Bend well by providing affordable housing which would create a more vibrant downtown area with a greater variety of shops and restaurants.

## Local Barista and Resident

A barista at a North Bend coffee shop participated in an interview regarding their experience with North Bend housing. The interviewee both lives and works in North Bend. They live in a rental and share their housing costs with their partner. The interviewee's mother bought a house in North Bend ten years ago and the participant aspires to buy a home in North Bend as well. While they were trying to buy a house, they were unable to find a place they could afford; even smaller homes were listed for over \$900,000 at the time. The interviewee and their significant other feel that a small home would fit their needs well.

## North Bend Elementary Student

This young North Bend resident, with permission from their parents, volunteered to be interviewed. They are eight years old and have lived in North Bend all their life. The interviewee loves the parks and outdoor spaces, safe pedestrian environment, walkability, and culture in North Bend. The participant appreciates the friendly small-town nature of North Bend and the way that people will help their neighbors in need. In envisioning the future of North Bend, the participant imagines more houses in a variety of sizes that meet the needs of people from all walks of life. The participant affirmed that everyone deserves to have a home that they can afford, meets their needs, and has accessible resources around it.

## Survey Results

The analysis below describes the current perceptions and future aspirations of survey respondents as they pertain to the North Bend Housing Action Plan. Due to rounding, percentages may not add up to 100. A complete tabulation of data is given in *Appendix C*.

## Respondent Profile

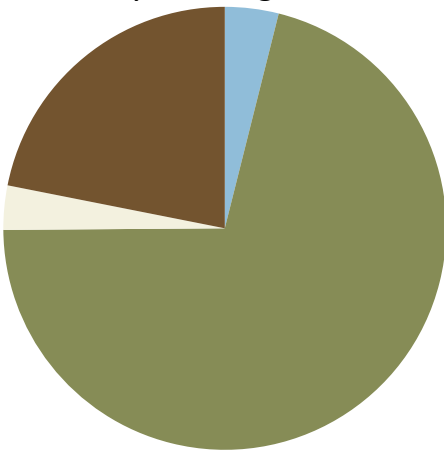
The survey sample profile was whiter, older, and had a different housing situation than the population of the city. Where 31% of the city is under the age of 24, only 1.6% of the resident sample was. Meanwhile, residents aged 35 to 54 (approximately a third of all residents) and residents 55-74 (approximately 22% of the population) were represented in the sample at about 150% of their actual proportions. Residents between 25 and 34 were represented proportionally in



the sample group. The respondent sample was whiter than the population of North Bend. Of North Bend residents who identified their race, 87% were white, higher than the 71% of North Bend which is white. Hispanic residents, who make up 19% of North Bend's population, were underrepresented in the sample by a factor of six to one.

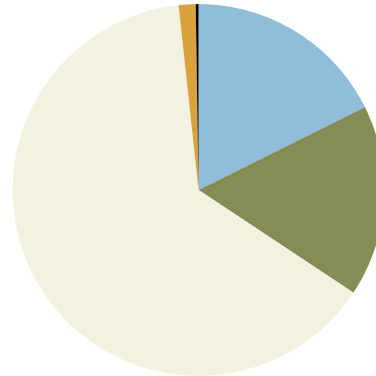
The respondent sample had higher household incomes than the population of North Bend. Of households who answered, nearly a third made over \$200,000, 17% made between \$150k and \$200k per year, 20% made between \$100k and \$150k, and 31% made less than 100k. This is slightly higher than in the city, where roughly a third of households make over \$200k, 15% make between \$150k and \$200k, 11% make between \$100k and \$150k, and 42% make under \$100k. The sample of residents overrepresented Single Family home residency compared to the city. While 83% of the sample lived in Single-Family homes, this represents two-thirds of the city. Residents who live in Multifamily units were more underrepresented: 10% of the sample lived in any type of multifamily building (including duplexes, triplexes, townhomes, and apartments) while almost a third (29%) of the city's housing stock is in multifamily buildings. Similarly, renters are underrepresented in the sample group by almost half: while 34% of North Bend residents rent, only 18% of the sample identified as renters. These differences between the city's demographics and the sample that responded to the survey should be considered when drawing conclusions from the results of this survey.

I share my housing costs with...



- Extended family
- A spouse
- Roommates
- An employer
- Not applicable

Select the answer that best describes your current home in North Bend:

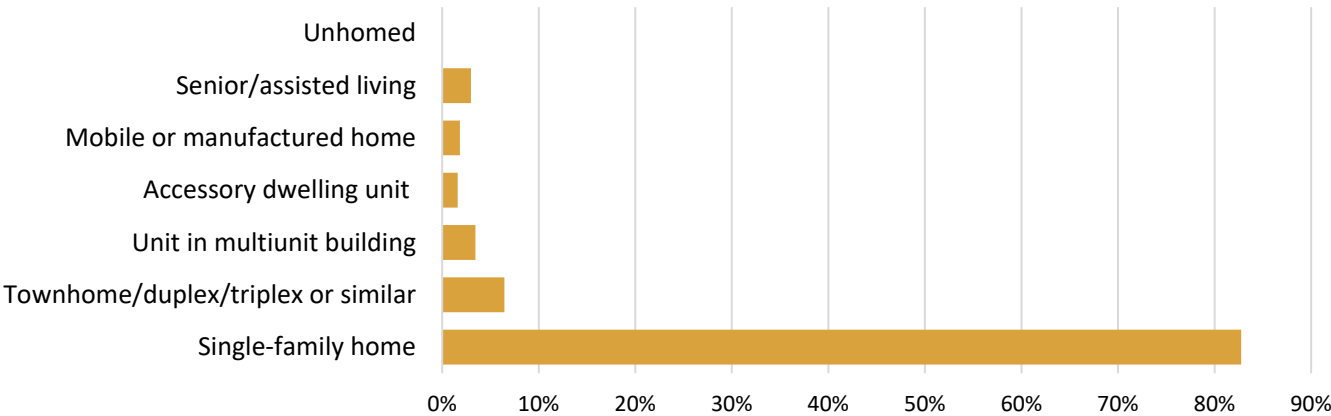


- I rent my home
- I own my home free and clear
- I own my home with a mortgage or loan
- I occupy my home without payment of rent
- I do not have stable housing

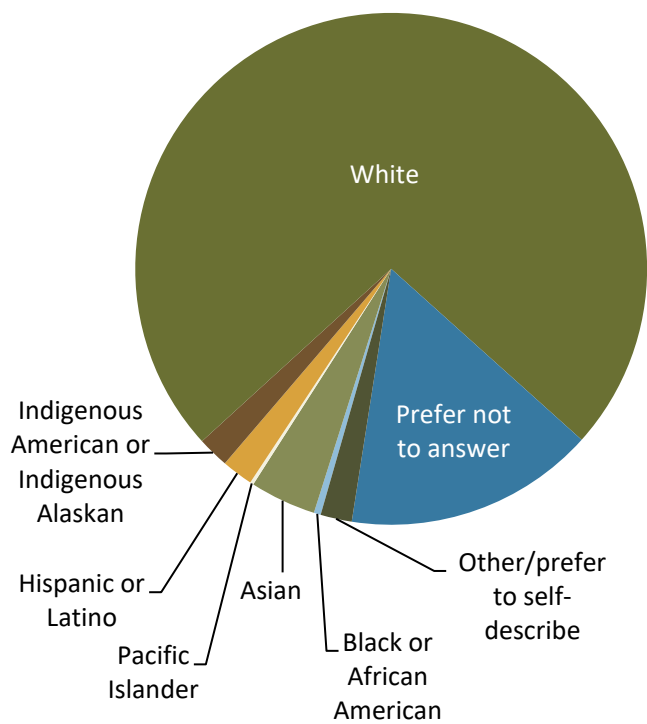




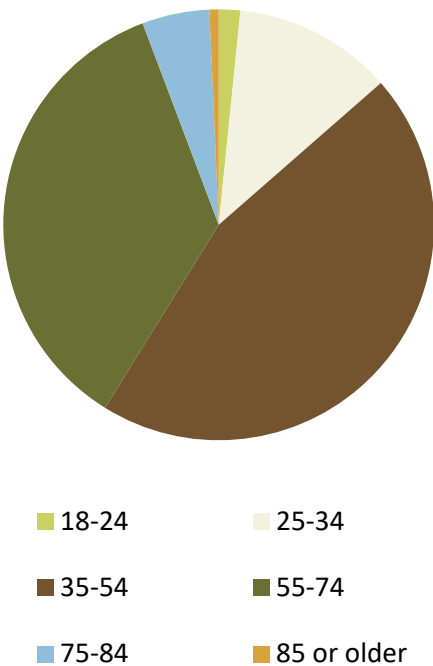
Which of the following housing types best describes where you live?



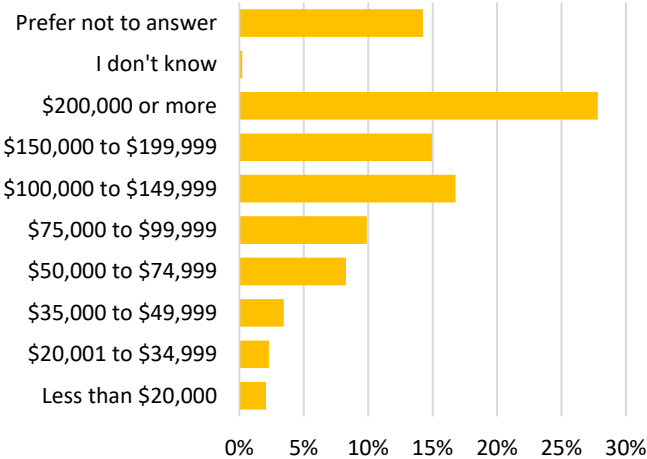
What is your race? (check all that apply)



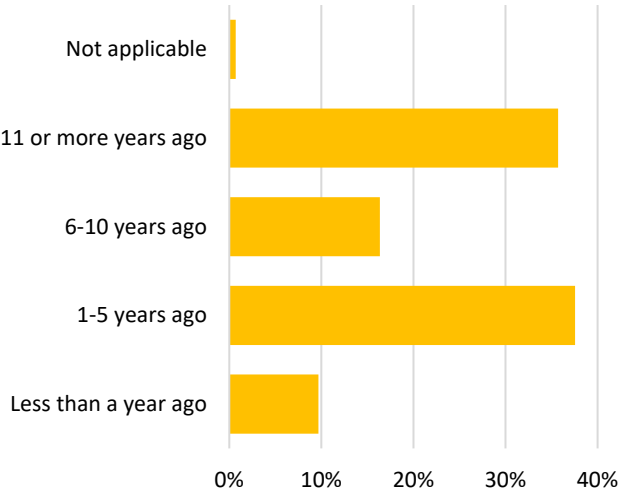
Select your age range



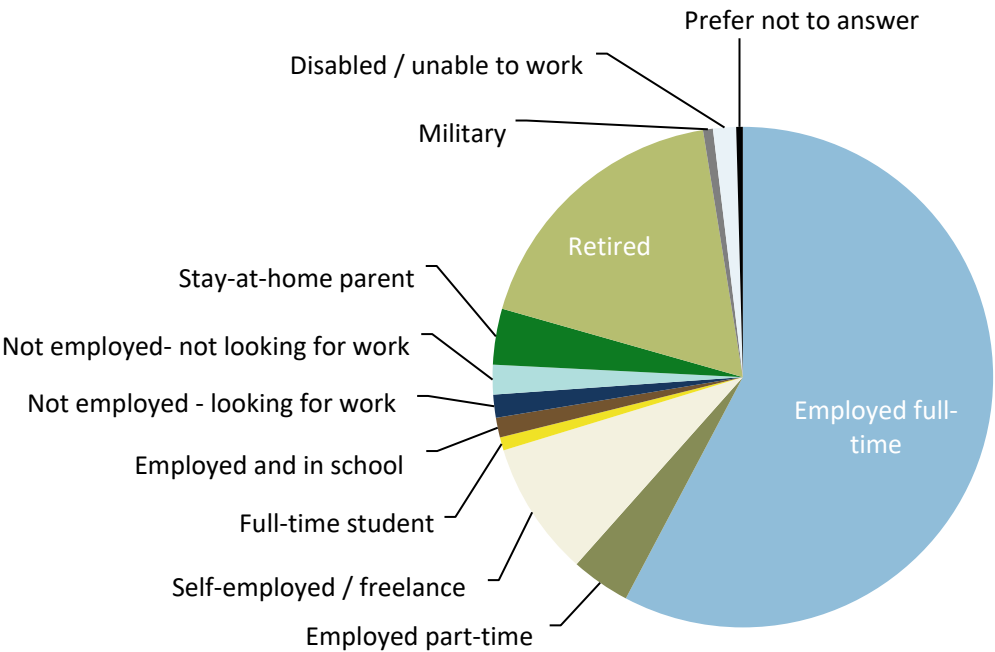
Before taxes, approximately what was your household's total annual income last year?



When did you move to your current home?



Which of the following best describes your current employment status?



Do you live or work in North Bend?

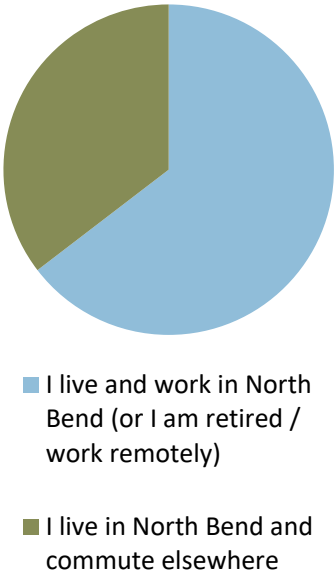


Figure 1: Respondent profile for North Bend residents who answered the Housing Survey.



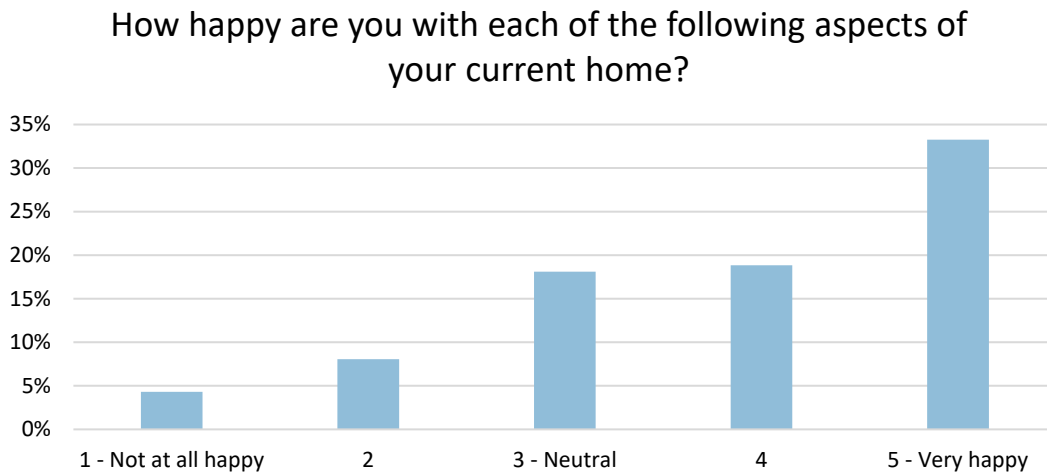
## Significance

This survey received 435 responses from residents of North Bend, which is 5.5% of the City's population. Another 78 residents of the surrounding area responded to the survey, though they may only work in North Bend. This sample size may represent the overall population accurately. When drawing conclusions from this sample, the respondent profile should be considered.

## Housing Satisfaction

Survey respondents were polled on their satisfaction with their current housing conditions. Overall, North Bend residents are happy with their housing conditions. Residents love the location and access to amenities that the city provides, with over two-thirds of respondents very happy with their home's location and just over half happy with their access to amenities. Almost half of the respondents are also very happy with the proximity of their home to their work and school and the access and availability of parking. Respondents indicated more satisfaction than dissatisfaction across a broad spread of housing facets. Approximately forty percent of respondents were very happy with the structure of their home, the physical condition of their home, and the size of their home. Some aspects where residents indicated higher neutral preferences included their home's closeness to family (27% neutral), safety and crime rates (25% neutral), and size of the home (21% neutral). Although only seventy percent of the sample found the school district aspect was an applicable aspect of housing, of those who did two thirds were happy with the school district.

There were few aspects of North Bend housing where more people indicated significant dissatisfaction with their housing conditions. Twenty-seven percent of the resident sample were unhappy with their access to public transportation. Fifteen percent of resident respondents were unhappy and happy with their monthly rent, while 18% had neutral responses to their monthly rent. A full breakdown of housing satisfaction can be found in Figure 3.



*Figure 2: Satisfaction across all housing aspects surveyed.*



### How happy are you with each of the following aspects of your current home?

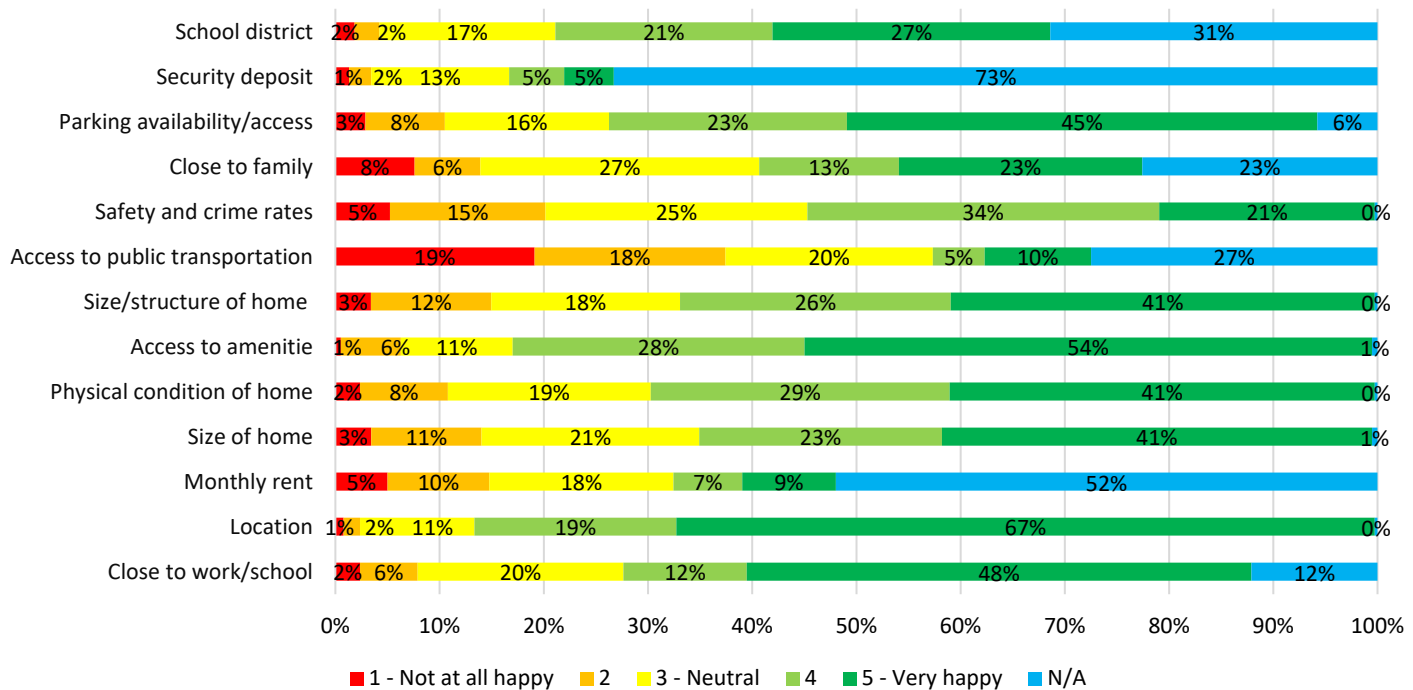
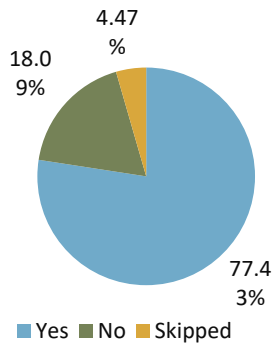


Figure 3: Satisfaction with various aspects of the North Bend Housing Stock.

### Challenges Purchasing a Home in North Bend

Respondents were asked to identify challenges they may have encountered when trying to buy a home. All survey respondents, including those who do not live in North Bend, were asked whether they have tried to purchase a home in North Bend. Almost eighty percent of all the survey respondents have tried to buy a home in North Bend. Most of the respondents, 61%, said that they have tried to purchase a home in North Bend, did not encounter any barriers to finding a home, or found the question “not applicable.” One-quarter of respondents could not find a place they could afford in North Bend. The second most common barrier respondents faced was that they did not have enough money for a down payment. Respondents agreed that homes were too expensive, the permitting costs to build were too high and noted a mismatch between the housing stock available and their needs.

Have you ever bought or tried to buy a home in North Bend?



When you were trying to buy a home in North Bend, did you encounter any of the following barriers? (Select all that apply)

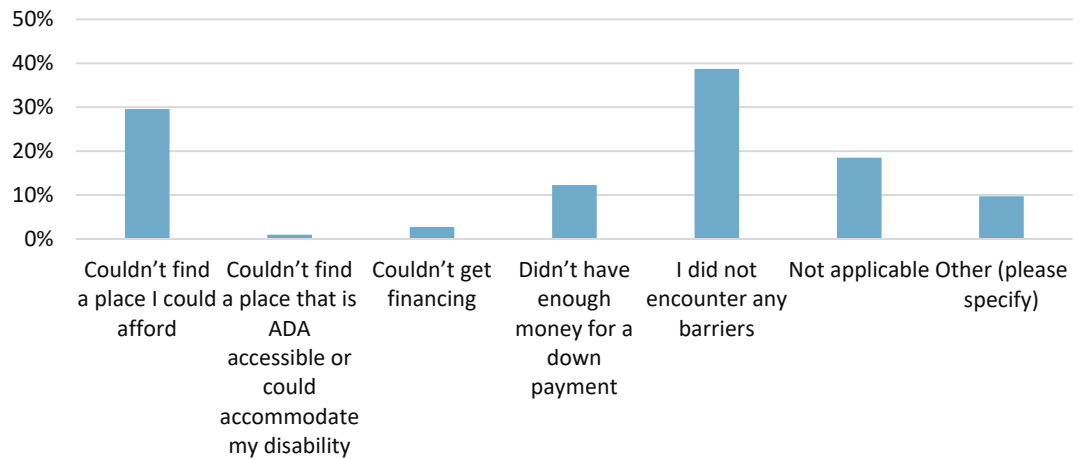


Figure 4: Proportion of respondents who have tried to buy a home in North Bend and barriers to home affordability.

## Renters Versus Owners with Loans

In the city, approximately a third of all households rent their homes. While this wasn't proportionally represented in the sample, respondents did represent a diversity of tenure. Almost 18% of respondents rented, while most of the sample (63%) owned their home with a mortgage or loan. Part of the sample (17%) owned their home free and clear. Comparing renters and owners provided insight into the difference in perceived housing burden between these two groups.

Select the answer that best describes your current home in North Bend:

- ☐ I rent my home
- ☐ I own my home free and clear
- ☐ I own my home with a mortgage or loan (including home equity loan)
- ☐ I occupy my home without payment of rent
- ☐ I do not have stable housing (shelter, unhomed, etc.)
- ☐ Other (please specify)

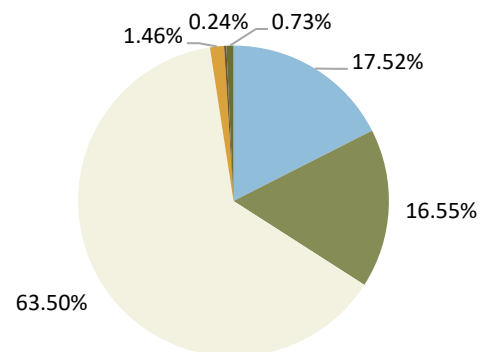


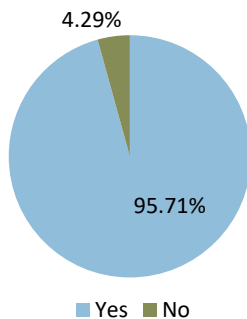
Figure 5: Respondent's current home residence

Renters and owners with mortgages in North Bend face different levels of cost burden: according to the recently issued North Bend Housing Needs assessment, while 47% of renters are cost-burdened, only 16% of homeowners are. This was

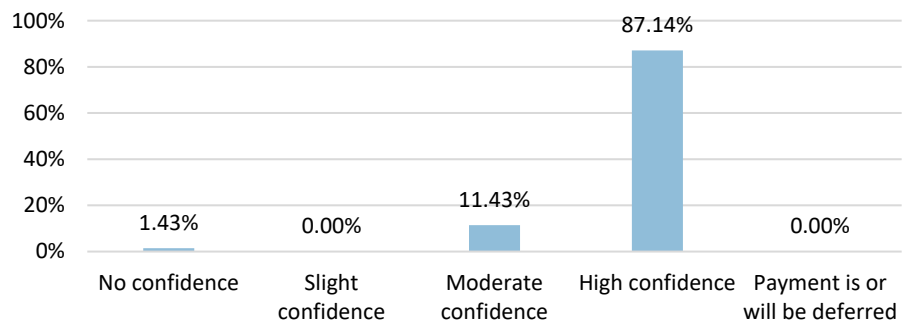
evident in the Housing Survey as well, where renters report more difficulty affording and finding suitable housing options. While 4.3% of renter respondents did not pay their last month's rent on time, only 1.2% of homeowners didn't pay their mortgage on time. Similarly, homeowners report higher confidence that they will be able to pay upcoming housing costs on time than renters. While 93% of homeowners report high confidence they will be able to pay their next mortgage on time, only 87% of renters are highly confident they will be able to pay their next rent payment. Twice as many renters indicated moderate confidence in their ability to pay rent on time than homeowners indicated just moderate confidence to pay their mortgages on time.

With a few exceptions, homeowners and renters identified similar reasons for housing cost concerns. For renters, the most common housing cost challenge identified was a job-related issue, such as reduced work hours or a lost job, followed by rent being raised, and finally being unable to afford rent. In the survey, fourteen percent of homeowners identified a potential housing challenge related to job loss. Renters wrote in to identify rising rent costs as a challenge. Although 80% of homeowners did not foresee a challenge with housing in the future, 10% wrote in to identify a foreseeable housing challenge. Many of these respondents wrote about the cost of taxes, job loss, and inflation. In the free-response section, many residents observed that they were seeing increasing rates of homeowner displacement due to rising taxes in the area.

#### Did you pay last month's rent on time?



#### How confident are you that your household will be able to pay your next rent payment on time?



#### If you are concerned about paying your rent now or in the future, what challenges are you facing? (Select all that apply)

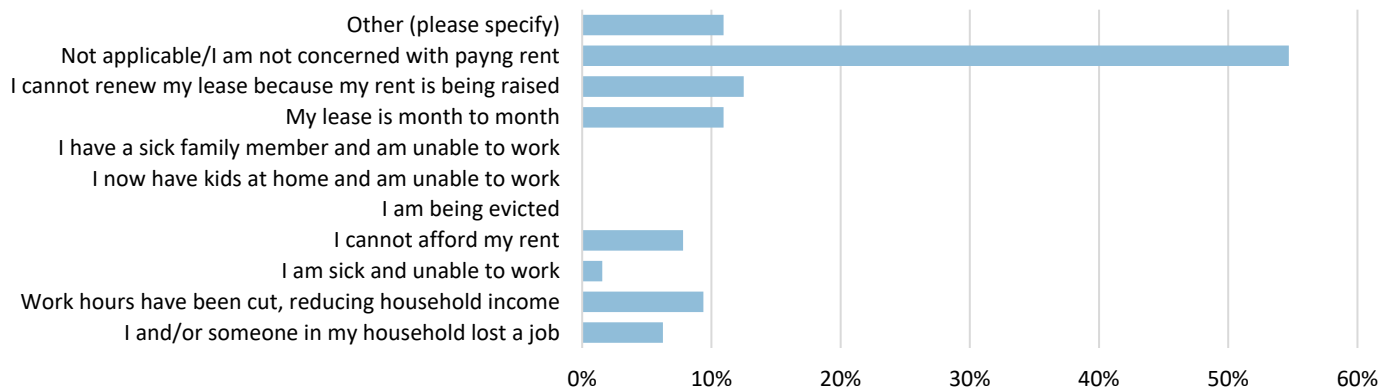
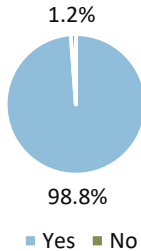


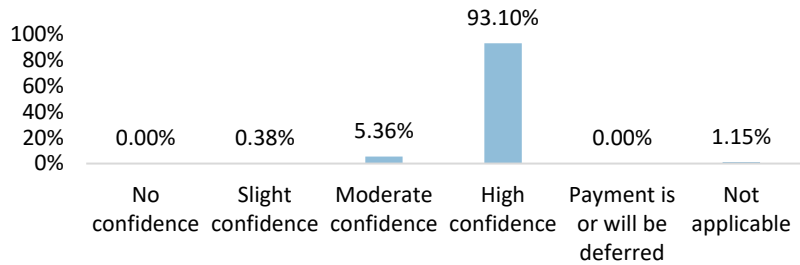
Figure 6: Housing challenges identified by renters.



Did you pay your last month's mortgage on time?



How confident are you that your household will be able to pay your next mortgage payment on time?



If you are concerned about paying your mortgage now or in the future, what challenges are you facing? (Select all that apply)

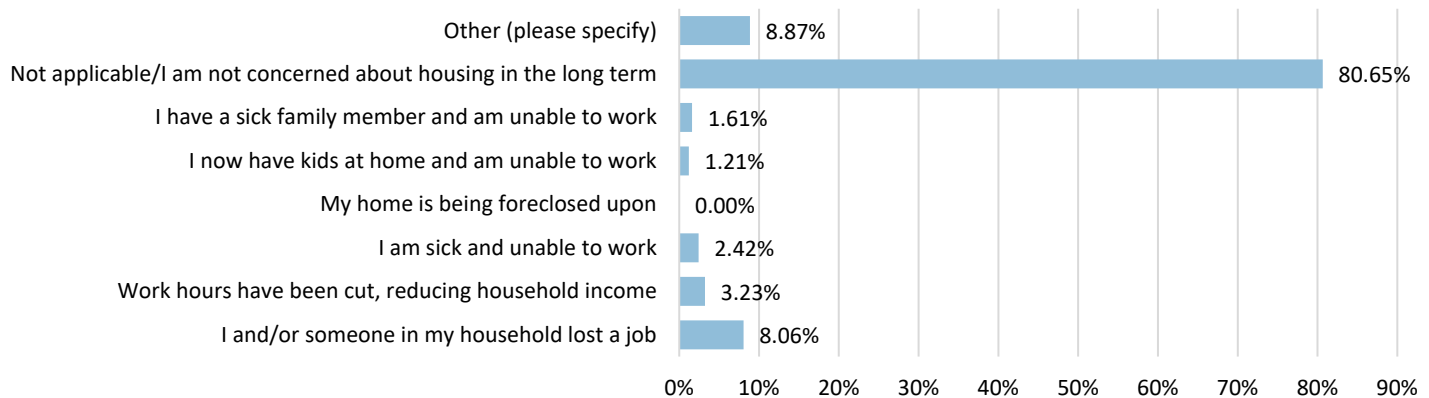


Figure 7: Housing challenges identified by homeowners.

### Acceptable Forms of Housing

Most survey respondents (91%) felt that Single Family houses fit their housing needs, while other housing types were selected by residents as acceptable. Fifteen percent of the population saw townhouses, duplexes, or triplexes as acceptable housing types which would fit their household's needs. Around nine percent of respondents indicated that Accessory Dwelling Units, apartments, and condos would fit their housing needs, and less than five percent of the sample demonstrated that mobile or manufactured housing was an acceptable housing type to meet their needs. Respondents wrote in to advocate for senior housing, smaller houses, and the preservation of existing North Bend housing stock. In the written response section of the survey, many residents wrote in to advocate for slowing down development, often for aesthetic, infrastructure, or environmental reasons. As one respondent wrote, "I'm concerned about the loss of habitat and impact on water supply with the construction of all the new housing. NB is starting to lose the rural feel that many of us moved here for."



### What type of home do you feel would fit your needs?

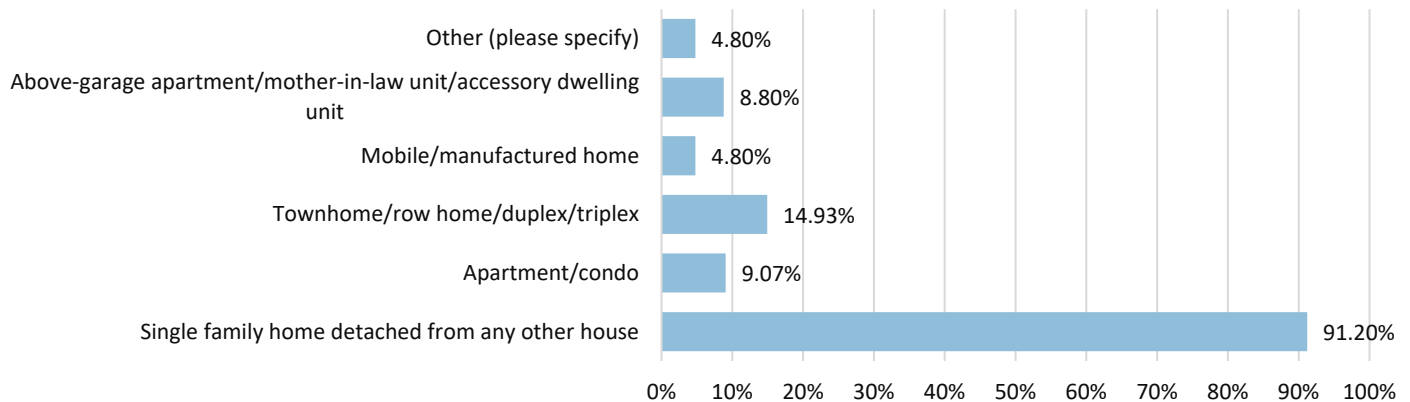


Figure 8: Appropriate housing type identified by respondents.

### Desired Services

While most respondents (59%) indicated that they did not need any services provided by the City of North Bend, respondents indicated a variety of interests in different services in the poll. Access to affordable housing, help to pay for home repairs, and help to pay for utilities all received interest from 12% of the sample. All the other options offered in the survey received votes from less than 10% of the sample. Residents wrote in about a variety of issues. Relatively even numbers of people advocated for more development support, more senior resources, lower taxes, less housing development, and advised the city against providing any type of housing support. In the free response section of the survey, approximately one-third mentioned a need for greater infrastructure service in the city. This sentiment is often combined with other frustrations, as one resident wrote, “This survey doesn't reflect my frustration with the overcrowding of newly built homes, lack of infrastructure, overcrowded schools, and [outrageous] home prices.” While residents may want improved levels of service and lower costs, they don’t necessarily expect the city to provide cost assistance.



### Which of the following services could the City provide that would help your housing situation?

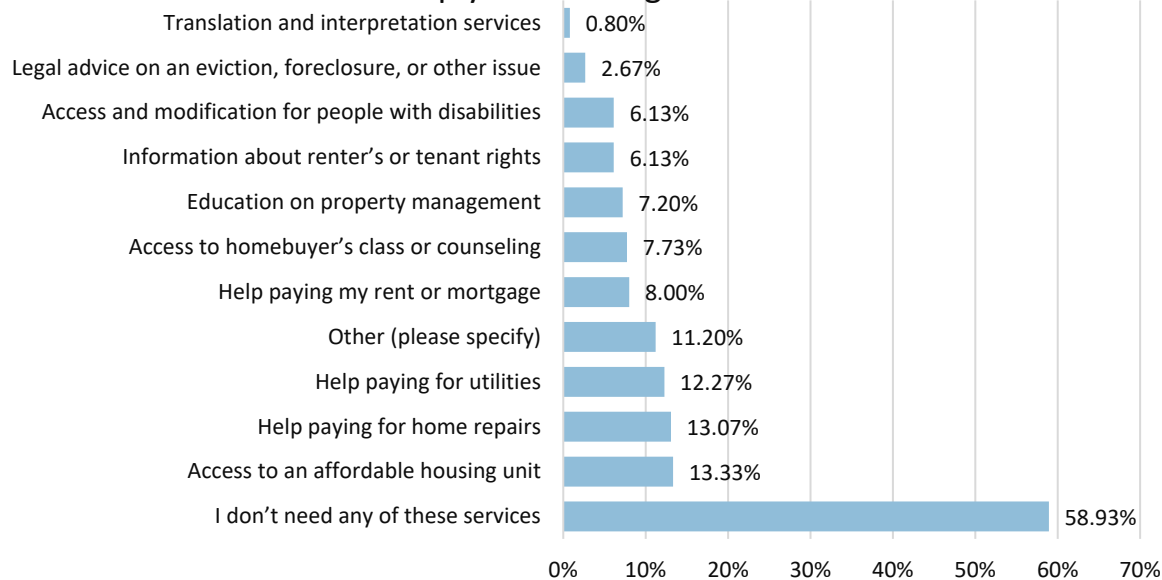


Figure 9: Services desired by respondents.

### Limitations

While the survey received broad input from the public, there were discrepancies between the sample group and the city's population demographics. These differences should be considered when interpreting the results of the survey. Respondents who live in North Bend and those that don't were distinguished through one question which asked if they live or work in North Bend. Some respondents likely answered that they do live in North Bend but may live outside City limits.

### Student Drawing Contest

The analysis below describes the outcomes of the Elementary school drawing contest. A theme identified early in the HAP process is community preservation, and creating a built environment that caters to the needs of the next generation of North Bend residents is key to retaining community.

### Methodology

A group of Second graders at North Bend Elementary School competed in a drawing competition to inform the development of the Housing Action Plan. Thirty-seven students from two separate classes participated in the contest, and three finalists were recognized with a winner selected. The group of second graders was prompted to consider all the amenities they consider essential and desired in their housing stock using age-appropriate language. Although the HAP team only received the winning drawing, content issued as part of the city press release for the event was used to summarize themes in the contest (See Appendix F).



## Results

Students described their ideal homes as safe, comfortable, happy, and loving locations. Specific objects identified by students were windows, plants, families, chimneys, lighting, and some rainbows. The winning participant's drawing in *Figure 10* featured a primary dwelling structure, an outbuilding in a tree, a pool, and a rainbow. The student set the scene on a sunny day. The primary structure is three stories tall, and while the outbuilding's use is unspecified, the ladder access implies it serves as a play structure. The form of the main structure in addition to the outdoor amenities (pool and potential tree playhouse) implies that the winning student valued the independent housing structures, community relationships, and outdoor spaces.

## Significance

Strong conclusions should not be drawn from the results of the drawing contest. Subjective interpretation of the drawings in addition to the limited information provided makes determining the sentiment of the group difficult to impossible. The main takeaway from the participants is that they did not indicate a radical departure from the desires of the rest of the community.





Figure 10: The winning drawing from the Housing drawing contest. The winner's last name is covered by a black box to preserve privacy.



## Conclusion

While North Bend residents are largely happy with the housing stock existing in the city but see increasing issues associated with growth and are concerned about how it may impact the existing quality of life, development pattern, and aesthetic character of the community.

### Changing City Character

North Bend residents in the survey, interviewees, and stakeholder groups identified the changing character of North Bend as an undesirable trend. When discussing desired forms of housing for specific low-income groups, stakeholders noted that the designs of specific projects contributed largely to their community acceptance. Monotonous, visually unappealing, and unintegrated new developments were undesired by stakeholders and survey respondents alike. Survey respondents largely desired single-family residential homes, which are the existing and historically dominant forms of housing in North Bend. Respondents also wrote in to advocate for slower development, occasionally commenting that the area is losing its rural and recreational character. The winner of the student drawing contest highlighted this desire for traditional character through the depiction of a single-family appearing house with an accompanying yard.

### Increasing Lack of Affordability

Along with changing city character, respondents note that the existing community is being displaced through increasing housing costs. Interviewees often identified a desire to buy homes in North Bend, but increasing unaffordability was putting their goal further out of reach. The stakeholder group pointed to increasing homelessness in the valley as the rationale for increased income-restricted housing developments and acknowledged a need for housing affordable to all income bands in North Bend. Many survey respondents wrote that the increased cost of living, taxes, and rent is making North Bend increasingly unaffordable. Nearly thirty percent of survey respondents could not find a home in North Bend they could afford, and 12% did not have enough money for a down payment. While homeowners experience less cost burden than renters in the city, both groups had members who had missed their last month's payment and who were not confident that they would make their next payment. Although many residents did want the city to provide services to help with their housing situation, those who did often prioritized housing costs related to help such as affordable housing access and help to pay for regular housing costs. Many survey write-in responses identified displacement risk as increasing for current residents and that current young North Bend residents will likely not be able to afford future housing prices in the city.

### Infrastructure Demand

Every group identified infrastructure supply as falling behind infrastructure demand. The stakeholder group recognized that the large increase in residential development has outpaced infrastructure and commercial development, leading to increased demand for limited water supply, higher traffic congestion, and lower school levels of service. The creation of amenities that cater to lower-income community members was described as especially in need by the stakeholder groups, and many survey respondents responded to the survey with specific infrastructure issues. All groups identified future resident demands as likely to further decrease infrastructure levels of service. Transportation infrastructure was identified as another issue for North Bend's growth, especially as it plans for increasing housing stock affordable to low-income households. The public recognizes that increasing housing stock must be accompanied by increasing infrastructure.



## Appendix A: Stakeholder Group Notes

A stakeholder group was formed from the local Kiwanis and Rotary Club chapters to inform the development of the Housing Action Plan. Notes from the February 23, 2022, meeting are below.

### KIWANIS & ROTARY CLUB STAKEHOLDER MEETING

Meeting started 7:40

Meeting ended: 8:45

Line break means a new person was speaking.

The discussion mostly bounced between the same 6 or 7 people.

- We're missing housing for low-income; all the fast-food places are closed - ppl commute in from Auburn.
- NB in weird positions w just ending a 10 yr. moratorium but then covid which wiped out everything, now we have massive explosion in housing at the same time it looks like businesses are leaving and stores closing - what is the long-term plan? will we have water in the long term? Do the state's projections consider all the things that have constrained this area? can NB really be separated from the greater Seattle area (he seems to doubt – alluding to the idea that the state's projections look at NB as an isolated entity)? This is a bedroom community. The long-term picture is dependent on the greater Seattle area.
- Lived here 40 yrs., there's no senior housing where they take care of landscaping/maintenance and where ppl can maintain their privacy, etc.
- I've had kids go to school here and the schools are packed.
- I'm building a house in the area now – a challenge I faced was regulation - King co moves so slow that it makes it impossible to build here - who wants to build with the uncertainty of a permit app taking 12 months to get a permit?
- When the pig farm was developed and houses built there, that opened a lot of lands. How do we make the land cheaper so we can build affordable houses on it?
- What is your (Blueline's) mission as a consultant? Is it to focus on affordable housing or to meet a plan that has a target pop for the area? Do you accept the data given to you by the state etc. or do you try to verify the data / collect your own? How can we try to meet projections by the state if we don't have them?
- Is there a true definition of affordable housing?
- Do we have enough water to sustain the number of houses we want?
- Is the metro part of the equation? Are we looking at different levels of transportation for these people too?
- one of our members commutes out here from West Seattle. One of the waitresses at Moxley's restaurant in NB would commute out here from W Seattle. ppl taking the bus just can't get out of here.
- I'm at the end of the baby boom, pop should be declining not increasing - we should be entering a period when there's more housing and not less.
- Job data - is that being factored in real time or are you working w data from 2 years ago?
- entire Seattle area is known to be housing deficient - we need to build more houses. We need to rezone to drive more housing development.
- I was fortunate to work w the city on rezoning - as I looked at missing middle housing it just makes sense to focus on blending more density into what we have already – duplexes that look SFRs.
- Are you looking at homelessness in the valley? There are lots of homeless people here in the valley.



- What about health services for low-income people? We lack health services period.
- How does rezoning work? How does it get done - does the homeowner approach you individually to rezone? How do you (the city) rezone property that you don't own?
- I realize zoning has a money value added to it (more money for the city) but the reason a lot of us live in NB is the rural feel - I'd hate to lose the open areas. I deal w change, but I don't want ppl moving/crowding in right next to me.
- Fall City is going through its changes because of developers - they're building within code, but the feel of the neighborhoods is crowded and incongruous.
- We need senior-accommodating housing - single story (no stairs) disability-accommodating, there's nowhere here we can afford to move (to downsize and age in place) because there are hardly any single stories.
- new houses being built by Habitat for Humanity by QFC - those look great, I would've liked to live there in my 20s or 30s - they look very nice. It's more than just the design, it's the financing model behind Habitat for Humanity - if that house were built by a developer there's no way it would be affordable. the only way you're going to get affordable housing is if you pay for it (the market won't do it)
- I live in a rental community - it looks horrible because everything looks the same. I understand there are economies of scale, but it destroys the area - looks like it's mass-produced.
- I think the houses that are in that group of new housing built by Habitat are nice – I've heard ppl like living there.
- I live on the ridge - I haven't been inside the (rental community) complex but it makes sense, I like it, I wouldn't live there but I see it's a fit for some ppl depending on their phase of life.
- Will the city be publishing this plan?
- There's a lot of housing in the area that is being unused – I'm building my house to have 2 bedrooms for my college-age kids to visit - it'd be nice to, later when my kids have their own places and don't visit as much, rent out those available bedrooms but I can't build a 2nd kitchen because of king co restrictions. I have 1.8 acres I'm building my own house on – that's almost 2 acres and they still won't allow an ADU (must be 5 or more acres in unincorporated king co)
- those unincorporated king county restrictions have been a problem for decades - anything you (the City) do need to also coordinate w the county.
- With all this new housing going up it creates more need for service industry-type stuff - if go into any restaurant in town on a weeknight they're packed, how are other businesses going to make it when they can't find enough employees?
- transportation issues - how do they get/get around here (buses)?
- I've been living here for 9 months, and I only JUST was able to get a primary care doctor.
- we're all NIMBYs in some way or another, ppl will say things like "We don't want low-income druggies living next door to us." Unless we're going to stop having kids, we need to figure it out - we all need to bend our personal preferences.
- patio homes – I visited Phoenix and there is a lot of retired ppl living in patio homes where there's a patio between you and the next house, centered in a cul-de-sac w a green area up front, those look nice and are great for seniors because they build camaraderie and promote socialization – it's better than seniors being out alone w no one to check on them.
- I'm building an architect-designed home and it's so expensive. We have all these big companies (Boeing, Microsoft, etc.) as long as those places are growing it's going to keep pushing up demand, a lot of ppl are working from home now. The property I bought is a tear-down w a view of the mountain. I bought it without even seeing it because the market demand was so intense – when I found it, I wasn't ready to buy so I asked the agent if it'll still be on the market 2 months from now and they replied, "it won't be on the mkt the 2 days from



now". Climate change is the reason I moved here and not CA (where I moved from) because CA is burning down and there's not enough water, at least it rains here even though it still burns a bit every year. (Regarding the not being able to build a 2nd kitchen and turn his home into a duplex someday): I built/had my house designed to be able to wall up part of it someday, build a 2<sup>nd</sup> kitchen, and rent it out. I moved here from palo alto, CA.

- (Affordable housing) It's a never-ending question/problem - even if we build 40 homes, more ppl will keep flooding in. Is the city looking at enticing any industry up here?





## Appendix B: Open House

### Policy Idea Discussion

#### Initial Policy Suggestions Based On HNA

Please note - the intent of this discussion is to get initial feedback on preliminary policy suggestions or actions that could be taken. This list is not an inclusive list of all actions nor is it intended to be a finalized list of recommendations. Feedback from public engagement and city staff will continue to influence the recommendations made in the final Housing Action Plan.

1. Incentivize rental housing and middle housing development to reduce cost burdens and limited vacancies for low income and rental households.
2. Reduce homeownership cost burdens for low and extremely low income households
3. Reduce likelihood of displacement of life long residents of NB
4. Increase the economic opportunities (by supporting a subarea plan downtown and a master plan overlay at the outlet mall) to gain more developer support on higher density forms of housing that tend to be considered more of an investment risk than SFR.

Policy Idea	Supportive Comments	Negative Comments
<b>Eliminate the Cottage Residential Zone</b> and integrate more uses into zones as appropriate.	Agree this is a good suggestion and since we have larger parcels to work with we could see some housing numbers that really help us. Could CR become a middle housing zone where cottage and middle house are both allowed leaving flexibility?	I think we might still want to allow for cottage and keep the regs overall, unless we determine their implementation area becomes too small so it's not worth it as the CR code is lengthy and complex.
<b>Require minimum densities</b> for exclusively residential zones. Density requirements in residential zones are below the recommended minimum of 6 dwelling units per ac.	Ideally yes but I don't feel like there is much land left to really see an impact here. Much is built out, so we could change LDR to allow 6 units per acre but in reality we would only see that for a few specific parcels?	
<b>Re-evaluate what uses are allowed in residential zones -</b>	I think we should consider townhomes and duplex in	





does it make sense to limit townhomes to one zone (HDR) when they occupy a very limited zone.	LDR but I don't know if that's Council's direction. I think we will need to be specific as to where this would be allowed, I don't think we want to allow it throughout all LDR. I think it could be appropriate in Silver Creek as there is a lot of infill potential in that neighborhood.	
<b>Streamline the ADU process</b> for homeowners by approving predesigns, providing educational resources, and adding more specific language in the code on ADU's requirements. Consider hosting engagement events to stimulate interest.		
<b>Incentive Zoning</b> should be considered to require a certain % of affordable units for residential projects of a certain size. Especially in the Downtown Core.  <b>How many units or % should be set aside on large projects? Specific to MMH/MFR or should bleed into SFR?</b>	Agree this would be great to see in code, but challenges highlighted above still remain.	
<b>General development incentives for non SFR projects</b> What kinds of projects do residents want to see developed? Are there considerations of incentives or bonus programs or development flexibilities the public would support?		



Bonuses/incentives <ul style="list-style-type: none"> <li>- Density bonus</li> <li>- Affordability triggered regulation flexibilities</li> </ul>		
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### **Additional Notes**

- High costs of tap in fees for utilities
- Jobs misalignment, lacking living wage jobs
- Infrastructure supportive of economic and higher density development
  - Diversification of who is paying for this infrastructure , we should not punish new residents because there are no units here.
  - Re-evaluate impact fees as costs go up, re-do methodology surrounding how it may be calculated
  - There is a huge gap in the supply vs local demand for goods and services, new construction lease rates will be higher because there is such a demand here. Money leaves the city everyday for goods and services available other areas, which reduces how much funding there is for city services, projects, AND infrastructure
- How do we attract other kinds of developers (non SFR) to come to north bend and build? Is it a matter of advertising and networking?
- Developers pass off costs to customers
  - How can housing be affordable with inflation?



## Appendix C: Community Member Interviews

### Public Middle School Teacher

1. Tell us about your experience living in NORTH BEND. When did you move here? How has the city changed since you've been here? What do you like about living here? What would you want to see changed? **Teacher for Snoqualmie Valley Middle School and lives in Cle Elum, lives in NB in the winter. North Bend has grown too big for the roads. There's a lot more people and it wasn't designed for that many people so I think they're trying to figure that out with the flow of traffic and roundabouts. There's a lot of new houses, communities, and condos that have been built and housing prices have gone way up. I keep kicking myself because 10 years ago I almost bought a house in North Bend. It was just a little out of my price range, which would have been fine, but I didn't want to struggle so I didn't get it. Since then, things have quadrupled so when I was ready to purchase a home it couldn't be in the area.**
2. Do you think homeownership is out of reach for most people? **Absolutely. There's a lot of barriers. It's hard to get a loan – even student loans can be used against you. You can't use rental properties as collateral any more. It's far out of reach for many people in this area.**
3. Who do you think faces the most barriers to finding affordable housing? (people with disabilities, renters, lower income populations, immigrant communities, etc). **Anybody who doesn't have a 6-figure income. The average person just can't. As for people with disabilities who receive government assistance, they're in a better boat because there's a lot of opportunities for them but long wait lists but they have a chance at living in the area at least. Many students have had to leave the area because their parents just can't afford to live here. I also have students living in multi-generational homes and they've had to move because it's just too much for them.**
4. What do you see as the biggest barriers to the City in providing affordable housing? **There's just not a lot of housing options – infill only. If you have pets, it's really hard to rent. You can't easily purchase land or build. It'd be nice if there were small parcels with just a tiny home on them – just something that people can make work. A lot of people have had to think outside the box and that doesn't really happen easily around here because there's so many rules and regulations. I think that's the biggest barrier that people just can't reach what they need because you can't building, you can't buy land, you can't even park an RV somewhere. The building code and land use codes are really restrictive. Even if I were to be able to buy a few acres I wouldn't be able to just plop a tiny home on there because there's so many rules and regulations on like how long you can have something there, does it have wheels or a foundation – if it has a foundation, you can't put it there without following all of the steps. In a lot of other places, you can just plop a tiny home on there and call it a day. And if it has wheels you have to move it every 30 or 60 days and you have to have an actual resident address and not just a PO box. That's what I had wanted to do was buy land and have a tiny home while I build but it's very complicated. I would love to live here, this is where I grew up, where I work. It's just not attainable at the moment. I know there needs to be environmental restrictions to protect nature but it makes it nearly impossible for people – they don't even**



know where to start when it comes to ‘how do I buy land’ ‘can I build on this land’ ‘if I can build what are the steps.’ The process could be a lot easier to navigate and understand.

5. What are some of NORTH BEND’s infrastructure limitations? **I feel like there should be more to do, there’s not a lot of things to do for fun. It’s always been like this. It’d be nice to have options for teenagers - safe activities for teenagers.**
6. Tell us about what you envision for the future of NORTH BEND? Will you retire here? What would you like to see the city look like? What forms of housing would you like to see more of? (mother-in-law unit/ADU, tiny home, manufactured home, cottage housing, duplex/triplex/fourplex, townhouse, courtyard apt, live/work unit, mixed use). **Tiny homes would be great, love to see more flexibility being able own a tiny home, love rustic aesthetic and small-town culture. It’d be nice to see more of that small town feel without it growing too fast. I like that North Bend is growing but I’d like to see the roads grow with it. I think the biggest thing is just being able to grasp living in a place like this.**
7. Closing remarks: **It seems like there’s not a lot of trust in people managing their own property. There seems to be a push in King County, in general, for money with the idea of “you can maybe build but only if you have this much money.” It’s tricky because they say “we want things to be safe and for people to live here” but “it has to be certain kinds of people.” Which can be a dangerous mindset. One of my students last year had to move because his family couldn’t afford the taxes – just the taxes (they owned their property). My parents bought their house 20-25 years ago for about what I bought my 800sf house for and their taxes now are more than I would be able to afford. It’s almost punishing people for owning a house that has appreciated in value too much.**

## New North Bend Homeowner

1. Tell us about your experience living in North Bend. When did you move here? How has the City changed since you’ve been here? What do you like about living here? What would you want to see changed? **Moved to North Bend last year from downtown Seattle. My wife and I work partially remotely: two days from home and three days per week in Seattle. Moved to North Bend for the access to outdoor amenities and to get out of the city. We enjoy the quiet. Other places we looked for homes include near Snohomish, Maple Valley and Issaquah. We lived in a townhome in North Bend before buying. We put offers down on a few different homes – bidding wars ensued. Other homes we bid on sold for \$100 to \$200k more than the asking price. We like the hiking, biking, and small-town feel. We enjoy the downtown area’s restaurants. Rented at Arrive – didn’t really look beyond that place they had good availability. Live in river bend neighborhood. We are satisfied with the house we found.**
2. Do you think homeownership is out of reach for most people?
3. Who do you think faces the most barriers to finding affordable housing? (people with disabilities, renters, lower income populations, immigrant communities, etc). **Lower income people probably have a hard time finding affordable housing in North Bend because housing costs are so high and there’s a low supply of housing which probably drives the cost up.**
4. What do you see as the biggest barriers to the City in providing affordable housing? **I think supply would be the biggest problem. That is, how do you get developers to move ahead with projects given the current climate around mortgage rates and inflation, etc, around building**



materials in general. Developers will build only high-end units because that seems to be the only way they can make money at this point.

5. What are some of North Bend's infrastructure limitations? **Public utilities (sewer and water). Our neighborhood is all on septic and well water which has a fairly limited life span. Moving here from Seattle, the roads don't seem very congested to me. Occasionally the area around Safeway and the gas stations gets busy on weekends or ski days.**
6. Tell us about what you envision for the future of North Bend? Will you retire here? What would you like to see the city look like? What forms of housing would you like to see more of? (mother-in-law unit/ADU, tiny home, manufactured home, cottage housing, duplex/triplex/fourplex, townhouse, courtyard apt, live/work unit, mixed use). **Higher density homes in general would be great to see in North Bend. It would create a more vibrant downtown area with more shops and restaurants. As for amenities, we would like to see more restaurants. There are a handful but not a very wide variety they're all kind of similar. ADUs would be great but I don't know that there would be a high demand for them because they're already pretty rural. ADUs seem to make more sense in a more urban environment where people don't want to live in apartments or want a little more space and quiet but there's a limited supply of detached SFRs. Whereas North Bend has primarily detached single family residences, which leads me to believe people would be more inclined to rent. In the future I would like to see a little more density in town to accommodate North Bend's growth in lieu of spreading outwards to protect the natural areas around town. There's a new mountain bike park being developed and I would like to see them continue to develop outdoor recreation activities. More condos and townhomes for sale would be great in terms of affordability. There's townhomes going up right now but I think the units start at around \$800k. We would've been interested in a townhome. We wouldn't have necessarily needed a big yard because we have access to all the outdoor amenities and we lived in a townhome for six months and loved it.**

## Local Barista and Resident

I live in town (and work at Vintage Baristas – local coffee shop), my mom lives here and bought her house about 10 years ago. My boyfriend and I live in a rental and share the cost of rent so it's not too bad. We were looking to buy but everything is way too expensive – even the houses around QFC are going for \$900,000. We'd love to be able to buy something small for the two of us. We didn't really have a hard time finding a place to rent.

## North Bend Elementary Student

1. Tell us about your experience living in North Bend. When did you move here? How has the city changed since you've been here? What do you like about living here? What would you want to see changed? **North Bend elementary student who is 8 years old. They moved here when they were 1. I love it here, it's really fun to live here. I love walking to QFC or the parks. There could be more parks and play structures. I like the quiet small-town culture – people help each other**



out. It's easy to walk around here and not need to drive. The calm, smooth and wide sidewalks are good for roller skating. I live in a big cul-de-sac that's great for playing with my friends in. The cars drive slowly so we can play in the street. In my own house, I like using the kitchen and having my own bedroom. I'm really grateful that I get to have a backyard and a lot of room in my house to play in. I'm grateful for my backyard and my dog. I like being able to chase my dog around in the snow with my brother. I'm grateful I get my own playroom to build forts which is really fun.

2. Who do you think faces the most barriers to finding affordable housing? (people with disabilities, renters, lower income populations, immigrant communities, etc) **People probably struggle with earning enough money to afford to buy a house that fits their needs – maybe they have a huge family and need a house with more rooms.**
3. Tell us about what you envision for the future of North Bend? Will you retire here? What would you like to see the city look like? What forms of housing would you like to see more of? (mother-in-law unit/ADU, tiny home, manufactured home, cottage housing, duplex/triplex/fourplex, townhouse, courtyard apt, live/work unit, mixed use). **I imagine there being a little more houses and that they're less expensive. More parks and cool new playground-structure inventions. I don't know if I will move away yet, but I can imagine myself growing old here. Everyone deserves to have a home that they can afford with access to parks, doctors, and grocery stores. People deserve to be able to get their needs met. Small houses and townhouses would be cool. People need different amounts of space and it's important for them to have the room that they need to be comfortable.**



## Appendix D: Survey Tabulation

The following tables tabulate the responses to all multiple choice survey questions for both residents and non-residents. Please note that many of the questions summarized or displayed in the main body text are exclusively for North Bend residents. Write in answers are given in Appendix C.

**Table 1: Question 1**

Q1. Select your age range.	Percent	Number
17 or younger	0.00%	0
18-24	1.95%	10
25-34	12.67%	65
35-54	44.83%	230
55-74	35.09%	180
75-84	4.87%	25
85 or older	0.58%	3
<b>Answered</b>		<b>513</b>
<b>Skipped</b>		<b>0</b>

**Table 2: Question 2**

Q2. Which of the following best describes your current employment status? (check all that apply)	Percent	Number
Employed full-time	64.52%	331
Employed part-time	3.90%	20
Self-employed / freelance	9.36%	48
Full-time student	0.78%	4
Employed and in school	1.36%	7
Not employed - looking for work	1.36%	7
Not employed- not looking for work	2.14%	11
Stay-at-home parent	3.31%	17
Retired	18.13%	93
Military	0.78%	4
Disabled / unable to work	1.56%	8
Prefer not to answer	0.78%	4
Other (please specify)	0.19%	1
<b>Answered</b>		<b>513</b>
<b>Skipped</b>		<b>0</b>



Table 3: Question 3

Q3. What is your race? (check all that apply)	Percent	Number
Black or African American	0.78%	4
Asian	3.91%	20
Pacific Islander	0.59%	3
Hispanic or Latino	2.54%	13
Indigenous American or Indigenous Alaskan	2.34%	12
White	77.34%	396
Prefer not to answer	15.82%	81
Other/prefer to self-describe	2.15%	11
<b>Answered</b>		<b>512</b>
<b>Skipped</b>		<b>1</b>

Table 4: Question 4

Q4. Before taxes, approximately what was your household's total annual income last year?	Percent	Number
Less than \$20,000	1.75%	9
\$20,001 to \$34,999	2.14%	11
\$35,000 to \$49,999	4.09%	21
\$50,000 to \$74,999	9.94%	51
\$75,000 to \$99,999	9.94%	51
\$100,000 to \$149,999	17.35%	89
\$150,000 to \$199,999	14.62%	75
\$200,000 or more	27.10%	139
I don't know	0.19%	1
Prefer not to answer	12.87%	66
<b>Answered</b>		<b>513</b>
<b>Skipped</b>		<b>0</b>





Table 5: Question 5

Q5. Which of the following housing types best describes where you live?	Percent	Number
None of the above	0.00%	0
Single-family home	81.87%	420
Townhome/duplex/triplex or similar	6.04%	31
Unit in multiunit building	5.07%	26
Accessory dwelling unit (e.g., in-law suite or granny flat)	1.56%	8
Mobile or manufactured home	2.14%	11
Senior/assisted living	2.53%	13
Unhomed	0.00%	0
Other (please specify)	0.78%	4
<b>Answered</b>		<b>513</b>
<b>Skipped</b>		<b>0</b>

Table 6: Question 6

Q6. I share my housing costs with... (select all that apply)	Percent	Number
Extended family	4.34%	22
A spouse	69.43%	352
Roommates	3.55%	18
An employer	0.00%	0
Not applicable	21.50%	109
Other (please specify)	2.37%	12
<b>Answered</b>		<b>507</b>
<b>Skipped</b>		<b>6</b>



Table 7: Question 7

Q7. When did you move to your current home?	Percent	Number
Less than a year ago	9.00%	46
1-5 years ago	38.36%	196
6-10 years ago	16.63%	85
11 or more years ago	35.42%	181
Not applicable	0.59%	3
<b>Answered</b>		<b>511</b>
<b>Skipped</b>		<b>2</b>

Table 8: Question 8

Q8. Do you live or work in North Bend? (Select the option that best describes you)	Percent	Number
I live and work in North Bend (or I am retired / work remotely)	54.78%	281
I live in North Bend and commute elsewhere	30.02%	154
I live elsewhere and work in North Bend	7.41%	38
I do not live or work in North Bend	5.46%	28
Other (please specify)	2.34%	12
<b>Answered</b>		<b>513</b>
<b>Skipped</b>		<b>0</b>



Table 9: Question 9

Q9. Why don't you live in North Bend?	Percent	Number
Home prices are too high	51.06%	48
No place to rent	17.02%	16
Rent is too high	22.34%	21
I can't find a home that fits my needs	22.34%	21
Too far from family	1.06%	1
Not close enough to amenities I like	2.13%	2
Prefer a more rural location	6.38%	6
Prefer a more urban location	2.13%	2
Not convenient for work or school	2.13%	2
Not applicable	26.60%	25
Other (please specify)	13.83%	13
<b>Answered</b>		<b>94</b>
<b>Skipped</b>		<b>419</b>

Table 10: Question 10

Q10. Select the answer that best describes your current home in North Bend:	Percent	Number
I rent my home	17.52%	72
I own my home free and clear	16.55%	68
I own my home with a mortgage or loan (including home equity loan)	63.50%	261
I occupy my home without payment of rent	1.46%	6
I do not have stable housing (shelter, unhomed, etc.)	0.24%	1
N/A	0.00%	0
Not Applicable	0.00%	0
Other (please specify)	0.73%	3
<b>Answered</b>		<b>411</b>
<b>Skipped</b>		<b>102</b>



Table 11: Question 11

Q11. When you were going through the rental process, did you encounter any of the following barriers? (Select all that apply)	Percent	Number
Couldn't find a place I could afford	65.67%	44
Couldn't find a place that is ADA accessible or could accommodate my disability	0.00%	0
Nobody would rent to me because of past evictions	2.99%	2
Couldn't find a rental that would accept Section 8 housing vouchers or other subsidies.	7.46%	5
Racial, cultural, or sexual orientation discrimination	1.49%	1
Other discrimination	0.00%	0
Not applicable	25.37%	17
Other (please specify)	16.42%	11
<b>Answered</b>		<b>67</b>
<b>Skipped</b>		<b>446</b>

Table 12: Question 12

Q12. Did you pay last month's rent on time?	Percent	Number
Not applicable	0.00%	0
Yes	95.71%	67
No	4.29%	3
<b>Answered</b>		<b>70</b>
<b>Skipped</b>		<b>443</b>

Table 13: Question 13

Q13. How confident are you that your household will be able to pay your next rent payment on time?	Percent	Number
No confidence	1.43%	1
Slight confidence	0.00%	0
Moderate confidence	11.43%	8
High confidence	87.14%	61
Payment is or will be deferred	0.00%	0
Not applicable	0.00%	0
<b>Answered</b>		<b>70</b>
<b>Skipped</b>		<b>443</b>



Table 14: Question 14

Q14. If you are concerned about paying your rent now or in the future, what challenges are you facing? (Select all that apply)	Percent	Number
I and/or someone in my household lost a job	6.25%	4
Work hours have been cut, reducing household income	9.38%	6
I am sick and unable to work	1.56%	1
I cannot afford my rent	7.81%	5
I am being evicted	0.00%	0
I now have kids at home and am unable to work	0.00%	0
I have a sick family member and am unable to work	0.00%	0
My lease is month to month	10.94%	7
I cannot renew my lease because my rent is being raised	12.50%	8
Not applicable	54.69%	35
Other (please specify)	10.94%	7
<b>Answered</b>		<b>64</b>
<b>Skipped</b>		<b>449</b>

Table 15: Question 15

Q15. Did you pay your last month's mortgage on time?	Percent	Number
Not applicable	1.15%	3
Yes	97.70%	255
No	1.15%	3
Not applicable	0.00%	0
<b>Answered</b>		<b>261</b>
<b>Skipped</b>		<b>252</b>



Table 16: Question 16

Q16. How confident are you that your household will be able to pay your next mortgage payment on time?	Percent	Number
No confidence	0.00%	0
Slight confidence	0.38%	1
Moderate confidence	5.36%	14
High confidence	93.10%	243
Payment is or will be deferred	0.00%	0
Not applicable	1.15%	3
Other (please specify)	0.00%	0
<b>Answered</b>		<b>261</b>
<b>Skipped</b>		<b>252</b>

Table 17: Question 17

Q17. If you are concerned about paying your mortgage now or in the future, what challenges are you facing? (Select all that apply)	Percent	Number
I and/or someone in my household lost a job	8.06%	20
Work hours have been cut, reducing household income	3.23%	8
I am sick and unable to work	2.42%	6
My home is being foreclosed upon	0.00%	0
I now have kids at home and am unable to work	1.21%	3
I have a sick family member and am unable to work	1.61%	4
Not applicable/I am not concerned about housing in the long term	80.65%	200
Other (please specify)	8.87%	22
<b>Answered</b>		<b>248</b>
<b>Skipped</b>		<b>265</b>

Table 18: Question 18

Q18. Have you ever bought or tried to buy a home in North Bend?	Percent	Number
Yes	86.36%	361
No	13.64%	57
<b>Answered</b>		<b>418</b>
<b>Skipped</b>		<b>95</b>

Table 29: Question 20

Q20. Are you unhomed/homeless?	Percent	Number
Yes	3.92%	4
No	94.12%	96
Prefer not to answer	1.96%	2
Other (please specify)	0.00%	0
<b>Answered</b>		<b>102</b>
<b>Skipped</b>		<b>411</b>

Table 20: Question 21

Q21. Please tell us if any of these circumstances have led to you becoming unhomed (check all that apply)	Percent	Number
Lack of affordable housing	100.00%	4
Discrimination	0.00%	0
Unemployment	0.00%	0
Fleeing abuse	0.00%	0
Lack of other community services (half-way house, foodbank, substance use treatment, etc)	0.00%	0
Prefer not to answer	0.00%	0
Other (please specify)	25.00%	1
<b>Answered</b>		<b>4</b>
<b>Skipped</b>		<b>509</b>

Table 21: Question 22

Q22. Have you ever bought or tried to buy a home in North Bend?	Percent	Number
Yes	60.00%	57
No	40.00%	38
<b>Answered</b>		<b>95</b>
<b>Skipped</b>		<b>418</b>



Table 22: Question 24

Q24. How happy are you with each of the following aspects of your current home? Please rate using a 1-to-5 scale where 1 means you are "not at all happy" and 5 means you are "very happy."	1 - Not at all happy		2		3 - Neutral	
	Percent	Number	Percent	Number	Percent	Number
Close to work/school	2.37%	9	5.53%	21	19.74%	75
Location	0.79%	3	1.57%	6	10.99%	42
Monthly rent	5.01%	19	9.76%	37	17.68%	67
Size of home	3.44%	13	10.58%	40	20.90%	79
Physical condition of home	2.37%	9	8.42%	32	19.47%	74
Access to amenities (parks, community centers, playgrounds, libraries, etc.)	0.52%	2	5.76%	22	10.73%	41
Size/structure of home (bedrooms, bathrooms, yard, etc.)	3.41%	13	11.55%	44	18.11%	69
Access to public transportation	19.11%	73	18.32%	70	19.90%	76
Safety and crime rates	5.24%	20	14.92%	57	25.13%	96
Close to family	7.61%	29	6.30%	24	26.77%	102
Parking availability/access	2.89%	11	7.61%	29	15.75%	60
Security deposit	1.32%	5	2.12%	8	13.23%	50
School district	1.85%	7	2.37%	9	16.89%	64

Cont.  
Below

	4		5 - Very happy		N/A		Total	Weighted Average
	Percent	Number	Percent	Number	Percent	Number		
Close to work/school	11.84%	45	48.42%	184	12.11%	46	380	4.12
Location	19.37%	74	67.02%	256	0.26%	1	382	4.51
Monthly rent	6.60%	25	8.97%	34	51.98%	197	379	3.1
Size of home	23.28%	88	41.27%	156	0.53%	2	378	3.89
Physical condition of home	28.68%	109	40.79%	155	0.26%	1	380	3.97
Access to amenities (parks, community centers, playgrounds, libraries, etc.)	28.01%	107	54.45%	208	0.52%	2	382	4.31
Size/structure of home (bedrooms, bathrooms, yard, etc.)	25.98%	99	40.68%	155	0.26%	1	381	3.89
Access to public transportation	4.97%	19	10.21%	39	27.49%	105	382	2.57
Safety and crime rates	33.77%	129	20.68%	79	0.26%	1	382	3.5
Close to family	13.39%	51	23.36%	89	22.57%	86	381	3.5
Parking availability/access	22.83%	87	45.14%	172	5.77%	22	381	4.06
Security deposit	5.29%	20	4.76%	18	73.28%	277	378	3.38
School district	20.84%	79	26.65%	101	31.40%	119	379	3.99

Answered **382**  
 Skipped **131**





Table 23: Question 25

Q25. What type of home do you feel would fit your needs (financially, number of bedrooms, accessibility, etc.)? (Select all that apply)		
	Percent	Number
Single family home detached from any other house	91.20%	342
Apartment/condo	9.07%	34
Townhome/row home/duplex/triplex	14.93%	56
Mobile/manufactured home	4.80%	18
Above-garage apartment/mother-in-law unit/accessory dwelling unit	8.80%	33
Other (please specify)	4.80%	18
<b>Answered</b>		<b>375</b>
<b>Skipped</b>		<b>138</b>

Table 24: Question 26

Q26. Which of the following services could the City provide that would help your housing situation? (check all that apply)		
	Percent	Number
Legal advice on an eviction, foreclosure, or other issue	2.49%	11
Information about renter's or tenant rights	5.66%	25
Help paying my rent or mortgage	9.28%	41
Help paying for utilities	11.99%	53
Help paying for home repairs	11.76%	52
Access and modification for people with disabilities	5.20%	23
Translation and interpretation services	0.68%	3
Access to homebuyer's class or counseling	7.69%	34
Access to an affordable housing unit	15.16%	67
I don't need any of these services	57.69%	255
Education on property management	7.01%	31
Other (please specify)	12.44%	55
<b>Answered</b>		<b>442</b>
<b>Skipped</b>		<b>71</b>



Table 25: Question 27

**Q27. Is there anything you'd like to add that wasn't captured in the survey? Please let us know.**

**Answered 220**  
**Skipped 293**

Table 26: Question 28

**Q28. If you would like to for us to reach out to you to hear more about your experience, then please include your contact information below**

	Percent	Number
Name:	94.44%	68
Company:	0.00%	0
Address:	81.94%	59
Address 2:	8.33%	6
City/Town:	88.89%	64
State/Province:	86.11%	62
ZIP/Postal Code:	87.50%	63
Country:	0.00%	0
Email Address:	94.44%	68
Phone Number:	77.78%	56
	<b>Answered</b>	<b>72</b>
	<b>Skipped</b>	<b>441</b>



## Appendix E: Survey Write-In Responses

**Table 1: Question 3:**

**What is your race? (check all that apply)**

"Other/ prefer to self-describe" Answers

- Japanese American
- Irish/English/German
- American
- yngling
- Indian
- Part of a mixed family.
- American
- R1b
- Mixed

**Table 2: Question 5**

**What is your race? (check all that apply)**

"Other/ prefer to self-describe" Answers

- Rental house
- travel trailer on lot
- Camper trailer
- Co-Living as a family

**Table 3: Question 11**

**When you were going through the rental process, did you encounter any of the following barriers? (Select all that apply)**

Other (please specify

- Could not find a place I could afford and could not afford to keep my kids with me, so we had to separate the household.
- poor credit
- very difficult, had to wait for low income senior housing to become available
- I had to wait for a senior unit to become available
- Lack of single family housing rentals
- Hard to find a single family home to rent.



- Would rather have bought but too expensive
- Lack of housing
- Not enough rental units for families (4 people household).
- Found my rental home by posting on the local fb page and someone was conveniently looking for someone to rent to at that time. Nothing in my price range was on Zillow or other similar platforms
- Building a house, so we're renting in the meantime

**Table 4: Question 14**

**If you are concerned about paying your rent now or in the future, what challenges are you facing? (Select all that apply)**

Other (please specify)

- Increases in monthly rent due to governmental taxes and utilities pay each month
- Rising rent costs
- Rent increases every year will force me to move after 20+ years
- My rent is far too great a % of my GROSS income - never mind my net!
- Life happens
- My company just had 11,000 layoffs. There will likely be another round. I could lose my job and have minimal opportunity for employment at 52 YO and all the recent layoffs in area.

**Table 5: Question 17**

**If you are concerned about paying your mortgage now or in the future, what challenges are you facing? (Select all that apply)**

Other (please specify)

- I am concerned if I lost my job or got sick but am not currently having that issue.
- Recent divorce and am now paying for everything.
- Property taxes are increasing rapidly and are making things more difficult.
- Pending retirement will greatly reduce income
- We want to move out of WA
- Increases in taxes and utility costs making it difficult to make ends meet
- Inflation
- Property taxes always going up regardless of the economy
- Flooding
- Retiring next year
- Rising Taxes
- Divorce
- cost of living is out of control. Utilities and taxes are bad. Cost of living in North Bend is becoming hard to manage.



- I would sale and move  
Property Taxes have gotten REDICULOUS and represent a much bigger percentage of housing costs than they used to.
- Rising costs and taxes
- Priced out with school/pool bonds and increased property tax.  
I am a single parent who is the only provider for my kids. If I lose my job I will have an issue paying mortgage
- increased property taxes, living & commuting expense inflation, kid moved back home
- We live paycheck to paycheck thanks to inflation
- Commission-based job means income can fluctuate greatly.
- Healthy now -don't know what future will bring w employment

**Themes Identified in Responses:**

Job change	7
Illness	1
Family change	2
Taxes	9
Undefined issue	2
Inflation	5

**Table 6: Question 19**

**When you were trying to buy a home in North Bend, did you encounter any of the following barriers? (Select all that apply)**

Other (please specify)

- difficulty finding house I could afford that met my needs
- I lost my previous home in a divorce.
- Not many homes designed for a single person with a yard. Single family homes are huge, only a handful that fit my needs.
- Couldn't find an affordable home that net all of the specifics we wanted
- Purchased land to build but eventually had to sell because building materials increased and the city requirements for extra foundation (above the king county requirement for flood area)/frontage improvements required on 160' of frontage/and impact fees were exorbitant
- bought 30 yrs ago
- Was challenging to find a home to afford
- it was 46 years ago.. many fewer obstacles
- Had many offers, which were over asking, declined due to other higher offers
- Permitting costs were and efforts were dramatic.
- lack of inventory
- Houses went off market so quickly, we couldn't travel in time to see them before they were gone. People paid over the asking price and priced us out many times.



- not enough housing
- But this was years ago. Now I cannot afford to buy a different home.
- Hard time finding a large enough house in good condition because they sold so quickly.
- I've lived in the valley since birth, 1965
- Lack of options aside from large commercial development homes. Changing zoning/land/construction policy would help by allowing small second homes on existing lots, cheaper residential construction (of single homes), or new small developments
- Not enough inventory on the market. The few homes on the market are old, small, and way overpriced.
- Low inventory
- Bidding wars
- I would NEVER be able to afford a home. My income would have to quadruple.
- It was extremely difficult to find a house within our budget. We ultimately did but it was extremely difficult for a first time home buyer.
- Placed contingent offer on the house subject to my earlier house being sold.
- I am a single person household. Homes are not built here or priced at a single income household.
- I bought 20 years ago but affordability would be an issue now
- At that time the market was on fire. After months, we finally were able to purchase a rental home as an investment.
- I bought but prices were skyrocketing which almost pushed me out of the market
- complicated process
- Couldn't find a home with our requirements within our price range
- Lower to middle class could afford housing in North Bend/Snoqualmie when I bought my old house in 2011.
- The market was very competitive
- Would like to buy a home as someone who grew up here, but I just can't see it being financially feasible because everything is \$500k+
- Expensive
- My husband and I bought our home in 1997. Could not afford to do that now.
- Limited number of homes for sale
- Property conditions for the high price caused us to increase our budget.
- Too much demand, bidding wars, asking for over appraisal amount

#### Themes Identified in Responses:

Unaffordability	12
Wrong size	3
Building cost	5
Stock quantity	5
Bidding war	4



**Table 7: Question 23**

**When you were trying to buy a home in North Bend, did you encounter any of the following barriers? (Select all that apply)**

Other (please specify)

- Not many homes designed for a single person with a yard. Single family homes are huge, only a handful that fit my needs.
- King county permitting has hijacked my building project
- I encountered no barriers

**Table 8: Question 25**

**What type of home do you feel would fit your needs (financially, number of bedrooms, accessibility, etc.)? (Select all that apply)**

Other (please specify)

- smaller detached single family home around 1500 sq ft on a small lot
- Senior housing
- low-income apartment
- senior housing
- I don't have a need I'm already in a home
- Allow small homes for guesthouse
- assisted living
- the home I have
- Tiny House
- Smaller homes with charm & a yard. No more McMansions.
- A single-story ground-level unit with 3 bedrooms and covered parking in a security-patrolled parking lot would be ideal. I don't want to climb stairs.
- Affordable low income senior apartment
- No more building. Town is getting crowded. Traffic is bad!
- Na
- don't need a new house
- getting older. want something with no stairs.
- n/a
- Already have one

#### **Themes Identified in Responses**

Small house	4
Senior housing	6
Low income housing	1
Existing home	5



Table 9: Question 26

**Which of the following services could the City provide that would help your housing situation?**

**(check all that apply)**

Other (please specify)

- Housing prices lower, less developments
- Not me
- Biggest barrier to affordability was home value, buying practices (waiving contingencies, all cash offers, etc.) and prices inflated over value
- Help for those of us who want to buy land and build small; hard to get utilities like water/sewer unless you are a big developer.
- Having a 2nd bedroom and more storage in my senior apt
- I support the city educating people. But I do not support paying any for anything like utilities, rent or someone's mortgage. That's just crazy
- Stop building more multi-family
- We need affordable options for grandparents to move to the area to be near us
- New construction development support
- Don't Build more homes. We have no water. Any new builds should focus on conserving water and resources. No more homes > than 2000 square feet
- meadowbrook ulid would not be built, only befits businesses
- Property tax relief
- We can't afford the water bills!
- Easily accessible information about building codes and restrictions for ADU units such as MIL apts and tiny houses.
- Stop developers from building huge, ugly homes like the townhomes across from QFC. Keep North Bend a quaint city. We need all levels of housing, not million dollar homes built by greedy developers.
- property tax lower
- Foreclosures in our area for investment opportunities
- It is not the city's responsibility to pay for any of these services for its residents. If the current administration attempts to start doing so, I will fight it strenuously.
- Best practices for saving up for a downpayment
- less section 8 housing
- Crime
- clear guidance (and enabling environment) on what lots can be subdivided and build a second unit on, what lots are eligible for DADUs, expedited process, etc.
- lower rates for sewer - it's way too high
- Improve flooding areas
- support more home building and land development.
- Inventory. There aren't enough houses available for serious homebuyers.
- Stop impacting exhausting houses with construction of new neighborhoods.





- Make permits cheap so the cost can go to the improvements
- I work at Cascade Park and Sno Ridge not enough affordable housing for people, plus need better resources for seniors in need of extra help
- Fire Doug dobkins, mark rowe and rest of the clown show
- Help organize in home dementia care or daycare programs
- Stop trying to take over Sallal.
- Not city responsibility
- State Issue: Cap property taxes for seniors so the can stay in their home (start at age 70 - 75?)
- OMG look at these questions, so this is actually a survey to figure out how to back door "affordable" housing, next thing will be defunding the police and safe injection sites.
- They could stay in their lane and not become a charity.
- Don't take over Sallal and price out of living here.
- City should not be providing most, if not all of these services.
- Lower sewage cost
- How taxes are levied and calculated
- the weather in NB is horrible and power is constantly out. we need aid with solar at this point and all other utilities.
- Advocate for lower property taxes during economic downturns instead of raising then

#### Themes Identified in Responses

Less development	7
More development support	7
Senior housing	5
Lower Taxes	5
Expensive utilities	8
No wanted support	8

**Table 10: Question 27**

#### **Is there anything you'd like to add that wasn't captured in the survey? Please let us know.**

- I have been in my house for 12 years and the housing market was a lot different then than now. I could not afford to buy any type of home in todays market.
- Affordable single family homes are so hard to find here!
- The city's housing plans and policies are a joke. There's been a focus on affordable housing for years but it never seems to come. "Cottage homes" and million dollar townhomes downtown are a farce. The working people need attainable housing as the city sells its soul to developers to become the next Issaquah. It's time to get it right
- There should be questions about water access/ bills as well as snow plowing considering these are large issues residents face living here.
- NOTHING



- This is a very poorly designed survey. Not well thought out at all. Seems to be skewed to get the results wanted.
- I have lived here for only 1.5 years and already the city has changed so much. I do not like how many new apartments are being built. We moved here because we liked the small town feel, Mountain View's and beautiful area. In this short amount of time it's already starting to feel crowded. I'm having to worry about school lines being redrawn due to increases in population, lack of water supply, construction, crime, etc.
- I'd like to know why there isn't a moratorium on new single family residences until the water supply issue is addressed.
- The rental we were evicted due to demolition was sub par. Low rent which we accepted as kind of a trade off. I've lived in North Bend since 1972 and I feel like I'm being forced away due to the high cost of living. So very sad.
- no
- It seems like the more housing developments go in the prices of the whole valley, especially North Bend skyrocket. As a 7th generation member of this community, my family and many other life long members of this community have been forced out of their homes and this valley because of housing prices.
- Very strange survey. Seems you don't want to hear from people who live and DO NOT WORK IN NORTH BEND. LIKE US OLDER FOLKS WHO ARE RETIRED AND HAVE LIVED HERE FOR MANY YEARS AND ARE BEING FORCED OUT BY HIGH TAXES, high insurance rates (due to increased crime) and exorbitant flood insurance rates.
- Affordable housing is important, but so is making sure new housing doesn't negatively impact traffic and other infrastructure. I would like to see plans for dealing with increased population and traffic.
- No
- No.
- Strongly support housing support for lower income folks
- I would like the city to consider ADUs for additional housing.
- Stop building in NB!!!! Have you seen the traffic lately? No more condos/homes/apartments! It's a joke
- Quit overbuilding in North Bend, our infrastructure can't support what is here now. most side streets are a mess, water is rationed in the summer. SLOW DOWN!!!
- Trying to move my 85 year old mother to North Bend. She is on the waiting list for senior housing, wait list is at least 1-2 years. No other affordable housing seems to be available.
- Tiny homes on wheels aren't legal in King County, and it's hard to find land that has water&sewer - those seem to only get extended for McMansion developers. Not a lot of options for those of us who want a small single family home. (Couple on the market, but mostly in the flood plain, and only have a single bathroom.) Not every is a dual-income family of 5, but new housing stock really only caters to those.
- Survey is skewed away from people who live in North Bend but do not work.
- cost of living increasing - everything is so expensive: gas, food, etc
- This community needs more affordable senior housing
- Would like a pedestrian sign at downtown roundabout! Dangerous!
- Increasing crime



- What is the ratio between new housing in North Bend, and water available to all?
- No more development until the water situation is solved. Fully solved not a bandaid on it. Look at towns in California who are having this issue. Their property values plummeted. Just stop.
- I'm concerned about the loss of habitat and impact on water supply with the construction of all the new housing. NB is starting to lose the rural feel that many of us moved here for.
- It feels like the little city is losing it's soul (it's turning into another Issaquah). We'd prefer to keep it small and minimize the overdevelopment of multifamily and spec homes (or at least contain them to the city center).
- Please slow over development- don't need to be Issaquah
- Housing and rental prices are out of control! My husband and I have lived in The Valley for nearly 15+ years and we are being pushed out. We just want to stay in our hometown and can't afford to buy because of the out of towners raising the prices of homes and rent, even when we make combined over \$100,000.
- I would like to see new building stopped in North Bend and Snoqualmie until the infrastructure of the town can be improved to serve the amount of people that love here.
- We want slow managed growth. We moved here, away from the city to enjoy nature and have a safe place for our children to grow up!!!
- WAY to much high end building happening, and older established neighborhoods are being ignored. Preserve the older neighborhoods, especially if they are single level homes that are attractive to seniors (a stable tax base) and new families (for the future of the valley). Not everyone wants, or needs, a 2500+ s.f. box, to live in, which is not in any way energy efficient or attractive.
- Don't allow any new apartments or homes to be built. We don't have enough water. Put in laws to require conservation. Require all residents to replace lawn with natural fauna that doesn't require watering. We need to save the local environment for our children and stop being selfish boomer and genX people. Government should provide financial incentive to help citizens to replace lawn.
- Need for smaller starter home, reasonably priced for young families. More affordable housing for low income families.
- Restrictive codes for single family residences in North Bend Development area. Current landowners can't add on to our existing homes, very restricted if allowed making it infeasible. Now forced to sell if needing to upsize my single family residence.
- What is the data on homes that are rentals in north bend? In our block on 6th st, over half of the homes are rentals. The abundance of rentals seems to decrease the opportunities for home buyers when investors are continuing to add to their portfolio of rental homes. Is this something that can be restricted in the future?
- Concerns about water issues and affordability of housing
- The beauty of living in North Bend is the quiet forested neighborhoods and space. All these new developments, both townhomes, and homes, are not something I would ever ever buy, even though I can afford it.

I am only interested in living in older neighborhoods with trees and space and shade.

I'm sure I'm not the only one who feels this way.

- North Bend is quite far from things like Costco, Target, Trader Joe's, Home Depot.



Also, groceries are literally 10% more expensive than the groceries in Issaquah. Even though I live here, I don't shop here because it's just not even worth it. Which isn't great for city growth. And the our teenagers wish there was more to do in town for teens like a movie theater or top golf.

- Stop approving building plans in the downtown area for new construction taller than 2 stories! At this rate, no one will be able to see the mountains from NB Way! And honestly, I would love to see construction slow down. Our roads and schools aren't ready for this level of population boom that's about to be evident.
- Need more single family homes and less homes right on top of each other.
- North Bend needs to do a better job clearing the roads and providing safe travel during the winter months for its residents
- Property taxes--Those of us who bought homes years ago, but are now on fixed incomes find it hard to come up with a lump sum that large.
- Too many apartments and townhouses are detracting from the appeal of North Bend and the safety of long time residents
- This survey was poorly worded for those individuals who are already home owners... majority were not applicable. It did not allow current homeowners to give perspective on the current situation. It also did not address individuals that live in unincorporated king county, but are still considered North Bend, live/play/go to school here... something to consider when looking at the data from the survey. A lot of individuals who will have access to this survey will not fall into the category of those who need homes. How are you reaching and gathering feedback from low income communities or those who work here, but can't afford to live here?
- We were lucky and bought a home here before the pandemic and before housing prices went up another 30-40%. Otherwise, I don't think we would have been able to afford the home we currently have.
- I feel that more high density housing in North Bend will cause too much pressure on the already stressed roads, water supply, and wild life.
- My housing is fine, but I am lucky. There are not enough affordable options available in town.
- Housing and traffic density, I'm noticing a (small) increase in crime, utilities, especially water & sewer is higher than anywhere else I have lived. Natural habitats are being impacted. Primarily I am concerned that North Bend will lose its sense of community and small town flavor.
- We love the area, however, we can't afford all the taxes and fees etc. for water!!! Our property taxes have gone through the roof with nothing really to show for it. It's not fun living here anymore, always having propositions for bonds or other taxes, yet the services never improve. North Bend is getting overcrowded for the roads and new neighborhoods pop up all the time.
- We would very much like our adult children and grandchildren to be able to afford to live in North Bend closer to us. But unfortunately, with the exorbitant prices charged for rent/home purchase that is literally impossible! More low income housing is needed and the paltry few units that will become available when these new apartments are finished is frankly an embarrassment to this community. The City fathers have done a great disservice to long standing community members and others in the valley who would like to stay in the valley. They are being priced out of their homes because of high taxes and overpriced housing! Do better North Bend....we moved here because of the flavor of the community...small & friendly....it becoming barely recognizable!
- The City of North Bend has ruined North Bend. There is no space, it is overcrowded, overpopulated, trash is everywhere now and homeless RVs are arriving. Thank you for opening up



the doors instead of standing up to growth which is what we all should be doing so we ALL have decent lives instead of being packed in like sardines and ruining all the natural spaces that made North Bend beautiful.

- New homes are too close to each other. Should have bigger lots. This is a rural area
- If the city and builders weren't so greedy, the housing that is needed are SMALL STARTER homes! 1000 sq. ft., 3 bedrooms, living room (no family room), kitchen (no dining room), 1 car garage, 1 or 1-1/2 bathrooms. Then empty nesters could also downsize into these homes.
- STOP THE EXCESSIVE GROWTH!!! WE HAVE NO VIABLE WATER MITIGATION SOURCE. ALL CURRENT PROPOSALS ARE FROM THE SAME SNOQUALMIE RIVER WATERSHED AND DO NOT ADDRESS THE NEED TO REPLENISH RIVER DURING LOW FLOW PERIODS. IT'S DISINGENUOUS AND IRRESPONSIBLE TO PURSUE CURRENT GROWTH GOALS!!
- I have lived here my entire life but I am currently being priced out of the area. If things don't change soon I will have to move away from the only place I've ever called home because I won't be able to afford it.

Please also consider providing resources for independent Property Mngrs and Landlords in our area as well as renters and tenants. There are a lot of folks who only have 1 rental unit or 1-5 rental units that could benefit from local classes or workshops and an array of other information and resources.

Pet resources would be good to have in North Bend too since so many landlords now charge high fees/deposits to keep pets in a rental plus most landlords are charging a monthly "pet rent" now too so it's very expensive to keep a pet in a rental home. It's nearly impossible for the average renter to keep 2 or more pets.

Thank You

- Adding small new single family homes with garages and bigger yards would be great! A property of 0.25 acres with a 1500 square foot house with garage would be ideal for north bend community. For people looking to buy a house.
- I don't recognize my little town anymore. Five homes on a lot where only one stood before. Why can't the city make strict building codes to support a beautiful town that is nestled at the foot of the mountains instead of another sprawling suburb?!?!
- These things are desperately needed: Access to insurance for fire, and flood. Access to high speed internet services (NOT COMCAST!!), better roads (potholes are horrible), snow removal during winter.
- too many new homes being built! I'm very concerned about traffic, congestion downtown / in stores, and ability of public services (including schools) to meet the needs of the population growth.
- The only factor that will help housing affordability is building more houses. Until we make this process easier, no amount of government assistance will help. Please reduce the barriers to constructing more houses (building, land and environmental regulation).
- With all the new housing developments being built, I feel infrastructure and downtown development has/is lagging far behind the expected population boom that appear to be coming.
- I would like to get out of our 2 story into a 1 story, but can't afford the new homes around here.
- State Leg needs to fund Schools another way and get it off the backs of retired people.



- We moved here from out of state last year and absolutely love North Bend.
- Tenants rights is a very real issue with property managers in this area
- Expanded bus routes would be nice. Our #1 challenge is that our 14 yr old can't go anywhere without a ride.
- I wish North Bend did more to address the "missing middle" in housing- row houses or apartments/condos with retail beneath. I wish there was better or more public transportation.
- Less new construction.
- Very concerned about development encroaching on wildlife habitat, water mitigation and shortages.
- Population is increasing in the city without adequate medical and shopping facilities.
- Traffic, power outages, over crowding of school, crime increasing, green space being taken over by apartments, wildlife concerns (habitat being destroyed), water
- Housing is expensive. I've lived in North Bend all my life and I don't know I can live here anymore, due to the expenses
- escalating utility costs for sewer, water, and internet plus property taxes are raising base costs to live here and how these are reduced or managed is missing. availability of those willing to come to north bend to do home repairs has been challenging and reliability of local contractors has been poor at any price. the most affordable housing for many here is the home they bought or inherited years prior and not enough attention is paid to controlling fixed costs to live here.
- I'm afraid to purchase in this area at the price houses are now - how could I trust if I needed to move for work in five years that I would have built any equity in the home? Prices seem outrageously inflated...
- Greater variety in housing types for purchase would have helped in the home-buying process. Would love to see more density and high quality townhomes/condos.
- I feel we are building too much too fast for infrastructure. Our schools and roads are getting congested. I would like to see less building in the future. And houses offered are WAY too expensive starting in 900s! My friends who have lived here all their lives are getting forced out. Builders of big developments need to put money into schools and infrastructure to sustain and support. The local community center has to beg every year for money- of course people's taxes are already too high. Bringing in more people is too much without adding to the surrounding community.
- I am greatly concerned about balancing Water restrictions at the same time that we need to build more housing. I am in favor of increasing the number of affordable housing units.
- Crime is growing and causing us to rethink living here after 30 years. Impacting housing values
- I want to be able to own my own home, not rent as a single person who is self employed. There really isn't anything less than \$700 in the market that's a condo/town home. And houses are above a million. I wouldn't mind buying property because that's reasonably priced, but there are just too many hoops to jump in order to build. Getting permits to build in king county is a nightmare. In most cases I would need to instal all utilities, some of the land available don't even have access roads.
- no
- need lower rates for sewer - its way too high
- There needs to be more affordable housing in North Bend area. Rent should be under \$1500 & 3 bedroom houses for sale need to be under \$400,000





- Taxes are too high
- There should be affordable housing for young families and lower income workers. People should not be commuting from far away just work in the grocery store. I would like focus on crime and more attention to sustainable water use. Can we support all the new housing?
- Attract more places to buy consumer goods (aka Target) and activities (mini golf, bowling, ect)! and make the downtown seance open later to attract more people to visit.
- We've been renting in North Bend for 10 years due to lack of affordable homes for single families. Please build more neighborhoods like Forrester Woods and Si View.
- More police patrolling assuring safety and help when/if need it.
- North Bend needs more housing options. We need to have more inventory. Last I looked there are about 5-6 houses available to buy and they are all over-priced. New construction should be allowed so families can buy single family homes.
- Even though north bend is a small town the lack of public transit and urban sprawl (not building densely) north bend is a car centric town when it has the possibility of being a very walkable city.
- We like the green spaces, natural land and small town feel.
- Lack of aesthetic appeal of the town, lack of goods and services (adequate grocery stores for the size of the population), lack of town initiative in response to citizens needs (proper snow plowing)
- Average home price above 900K and rental prices 2750+ changing North Bend from engaged community to wealthy bedroom community.
- Allow denser development around downtown to create a more walkable community. Add crosswalks where they are missing and focus on making the community less car centric
- Please slow down the rate of housing and building development in North Bend. Resources; natural and otherwise have diminished greatly the quality of life in North Bend especially in the past 6 years.
- Building beyond the growth plan has already led to water fights, shouldn't build any more housing
- I am concerned about too many multi family units being built. This will put a strain on our resources such as water, schools, roads, etc
- Stop building if you can't already provide utilities (including water and proper mitigation of water) for the residents.
- no
- City of North Bend is becoming overcrowded and our residential crime is going up VERY quickly
- Own my home but I am being taxed out!!! Lived here since 1958.
- I fear if more multi family homes are built our infrastructure will not support it.
- I am not in favor of any further "affordable housing" develoment in North Bend because nothing that has been built is actually affordable for people who need it. The various developments in process are being sold at record costs and "service level" jobs aren't able to generate enough \$ to support rent and/or mortgage payments.
- Having lived in NB for 25 years has been a wonderful experience. We didn't experience any of the dilemmas our children are now facing with home ownership. This survey doesn't reflect my frustration with the overcrowding of new built homes, lack of infrastructure, overcrowded schools, and outrages home prices. Our three, college educated children cannot afford to live here - the city in which they grew up, the area they came to love, the location we specifically chose in which to live and raise them. Sadly, the dream of living in the same, beautiful vicinity as our grandchildren will not be realized. Affordable housing... let's start with reasonable affordability in conjunction to



maintaining an environment that doesn't strip the natural beauty of the area which we had purposely sought out 25 years ago. Sadly, NB is looking like Issaquah... congestion, lack of downtown accessibility, housing overcrowding.... unsustainable. Sad.

- I want to City to reduce the focus on urban sprawl and being a bedroom community.

Its heavy-handed attitude for building and stealing water is the very thing that goes against the City Counsels wanting to creat a Mountain Town image.

- Yes, crime will increase commensurate directly with the increase in low income properties.
- Yes, please stop trying to take over Sallal. It is not some magic pill that is going to fix all NB's water woes and you will just screw it up for those of us with a well (pun intended) managed water district.
- The ridiculous building of all these awful condos has to stop. The town rolls up at 8pm. QFC can't accommodate all of us, and nobody wants to go to the skeevy Safeway. If things are to be built, make it stores.
- Traffic is bad and getting worse. The roundabouts help with the flow, but they do not help with the volume. Our town is in trouble without additional road capacity.
- City of north bend expanding too fast, just as the ridge did. Many of us moved here to get away from congestion of housing growth and suburban sprawl
- Feel that North Bend needs more affordable housing but also not all townhomes or condo's I think a need for apartment complexes is also needed.
- The city needs to comply with the states water remediation requirements before it continues to build. Additionally stop approving 5000 sq ft or smaller lots. This valley can't support high density developments
- Water and sewerage bill is exorbitantly high compared to other cities in the east side. It is impossible to maintain lawn, garden with these costs. Would love to know what is the plan to reduce cost of water supply, sewerage by the city going forward.
- Concern about growing neighborhoods when there aren't enough resources in our town for. Not caring about existing residence when building new neighborhoods- just being told it is what it is. And what do you think happened when your house was built.
- The growth rate in North Bend is sickening. The area is loosing its character, crime is rising, traffic is worsening, it's becoming ugly. Do more to slow urban sprawl.
- No more development by the river and no more large development without water rights secured
- Downtown businesses property evaluation and taxes seems low compared to housing or open space.
- Ok
- The cost and quality of water in North Bend is OUTRAGEOUS! I pay \$150 per month and i buy water jugs because it tastes horrible. When i lived in Issaquah i payed \$50 per month. Even if i go away for a week or 2 it still costs the same - its a ridiculous scam. If North Bend can not support the # of people moving into town - PLEASE DONT BUILD MORE HOMES!!!!!!!
- Our biggest obstacle to living in North Bend was finding childcare. We're driving to Snoqualmie every day as we're still on waitlists for childcare in North Bend, and we feel lucky that we found childcare at all. I imagine that finding housing in the valley is challenging for many Early Child Educators to afford.





While we're at a high income level and our housing is not affected, it does seem that there is a shortage of affordable housing in North Bend. Diversity and accommodating a wide variety of incomes is important to establishing a vibrant community, and I support the creation of more affordable housing.

- I am worried about the fast growth in North Bend that will cause crime rate to go up, traffic, not enough stores for all residents, etc.
- While I am in a relatively good position, I have many neighbors and friends who struggle in both living AND working in the city because they are not in the > 100K range as many newer residents are. In fact I have seen 3rd generation N.B. folks having to move farther out, or older folks being priced out of the market here by taxes alone. North Bend needs true affordable housing driven by income guidelines, and help should not be limited to those who are below the State/Federal poverty line.
- We purchased our home in 2007. It was a challenge finding something we could afford then. Now it would be impossible. I am strongly in support of the city intervening to support affordable housing for all kinds of people at no more than 30% of their income. This will require some density and tax payer dollars but it is essential for our community to be a vibrant place where people can support themselves and their families.
- none
- I am lucky because I have lived here for a long time but housing is an issue for my kids and others in king county way to expensive and crime has increased in North Bend.
- stop building overpriced, ugly complexes of small townhomes that aren't affordable.
- Love living in North Bend, truly wish the swimming pool levy had passed. If we had convenient access to a full-sized swimming pool, we would probably never move away from North Bend. As it is, we are looking to move to a community with a competitive swimming pool/fitness facility.
- Increasing the housing stock without regard to expanding the infrastructure required to support new residents is bad planning. You must look at transportation facilities, Water availability, sewage capacity, and any other relevant data before deciding a course of action. All too often these things are dismissed as we they can be expanded without thought to the cost of the public.
- King county permitting needs to be replaced with reasonable professionals. I'm on the verge of homelessness because on these criminals. War on the middle class is real. Oligarchy has but these sadistic personalities in these positions to cripple growth and inflating the price of there land holdings. Unamerican shame
- I worry about property taxes getting too high that I wont be able to afford my mortgage payment now that I am one Social Security.
- I'm concerned about affordability for the next generation. There's no way my young adult children can afford to buy a home or even a condo in north bend, as much as they'd like to.
- North Bend home building (houses and Apts) is out of hand. The city has exceeded the capabilities of the infrastructure.
- As expanded housing is considered for North Bend is future availability being considered? Are their plans to address preventing spread and fighting forest fires in the North Bend area?
- People move to North Bend to flee Seattle. It's the last decent place left in King County. Please don't ruin it by changing single-family zoning laws. When tried, they have not objectively helped to add affordable units anywhere in the country. Obtaining affordable housing might mean people have to work really hard for decades to afford a house instead of relying on those of us who have done this to subsidize it for them.



- Concerned about fire danger caused by wooded areas in the parks/neighborhood.
- The city needs to work out an agreement with Sallal. Buying them out is not an agreement. Figure out how to do it right.
- We need more and better restaurants in North Bend. Stop over development. Stop trying to absorb Sallal.
- The management of the roads in NB during winter snow events is terrible. There's no reason that Snoqualmie is able to manage and plow their roads and NB seemingly doesn't care or can't figure it out. So frustrating!
- North Bend has slowly been pushing out the middle class and it's very unfortunate for people who grew up here and would like to stay.
- Make it more affordable for people that own homes and want to expand or build a new home on a lot. Right now you need to spend over \$100k before you even put a shovel in the ground. Too many fees for homeowners, and only developers can afford to build. Allow more ADU on peoples large lots.
- We moved to North Bend over a decade ago because of the quiet, rural character, the many trees and animals, and access to trails. In the 11+ years we have lived her, most of what we moved here for no longer exists. Many wooded areas have been completely cleared for high-density housing, which has changed the microclimate of our wooded lot from cool and green to dry with now dying trees. Although North Bend is adding many, many homes, nothing is being done to improve access to services so everything is always full and crowded. We used to regularly see elk and other wildlife in our neighborhood and now rarely do because wooded lots have been transformed into housing developments. Also, the contrast between how Snoqualmie handles snow (they maintain clear/safe roads) and how North Bend handles snow (roads remain snow/ice packed and dangerous) is striking. The city needs to be concerned about more than housing, but we see no evidence of any other concerns being addressed.
- Government should not try to change the market by adding programs for tenants. Free market, reduction of regulations for building apartments and triplexes and duplexes would increase supply which decreases cost to tenants. Also make a lot of small units for sale. Supply and demand. Really need a lot of small homeownership. 1 bedroom condos.
- Don't stop but slow down developments. We are losing the rural feel of our community. Figure out how to make affordable housing (apts, condo, small home) for those in the \$40k - \$100k salary range. I see developments being built with starting price tags pushing a \$1M+

Why am I not seeing questions 20 - 28?

- Affordable and reasonably sized "starter" homes are needed and should be mandated as part of a growth plan for new home developers.
- No
- It seems a little late to be concerned about housing, especially affordable, in NB. You've allowed over development with lack of infrastructure, and admit it, no water to speak of. Your brand new sewer plant is leaking and likely over capacity for what already exist. Stop! Be transparent for once with your false concern and lack of ability to halt for a bloody second. Dig yourself out of your messes made through arrogance and lack of concern for nature to include the animals. They don't have anywhere to go. And your lack of concern for public opinion. Adding roundabouts isn't going to salvage this situation! Your seeking of opinion is offensive at best as public opinion has been disregarded time-and-time again. Smoke and mirrors.



- Want to downsize to find a house in North Bend where we can age in place, but prices have become very high in this area. With high mortgage rates, it's difficult to find something we can afford.
- I mentioned this in an earlier question, but I grew up here and am sad to say that have no idea how my partner and I could end up buying a house here. Properties are so expensive that I guess we have to rent (which is still expensive, \$1800/mo for a 570 sq ft ADU!) until we need to leave our home community. We'll be making ~\$90,000 combined this next year, and that's not enough to get started without launching ourselves into a life time of debt without much asset gain. I love the people, the place, everything about the valley.
- Hear me loud and clear, the city will never solve the housing affordability issue, prices are market driven. Word on the street is that the mayor wants to turn the city into downtown Redmond to please his buddies Dow Constantine and Jay Inslee. I'm telling you the citizens are sick of it as he will find out in the next election.
- Addressing crime and vagrancy would make North Bend much more livable.
- Too many houses for the surface streets we have in North Bend. I have lived in this town my entire life and the streets are not adequate
- While my homebuying and living situation is absolutely fine, how are you planning on getting this survey out to our unhoused community members so you can hear first hand their concerns. It also doesn't capture concerns that we, as housed community members have, for our unhoused neighbors and members of our community that work here but in no way can afford to live here. We need affordable housing in North Bend.... and not affordable housing at \$2500 monthly rent, affordable housing that is actually affordable for anyone to live here. How do we expect our fast food restaurants and grocery stores to be staffed when those staff members can't afford to live anywhere near where they work. Furthermore, we have so many unhoused community members in the Valley, and North Bend needs to help take responsibility for those community members as well.
- No
- The rent and housing prices are astronomical. My spouse and I have lived in North Bend our whole lives and are barely able to afford to stay here with the rising home and rent prices.
- The new houses (townhomes) are way above my means. I qualify for a 530,000 house but can't find one that is liveable.
- Did City secure enough water for all the development in and around the city?
- Again don't take over Sallal. If you force it keep our water rates. Don't screw long time residents for the sake of making developers rich and increasing your tax base.
- My kids can never get their own place at this rate.
- The city of North Bend is getting over developed with no infrastructure in place to support it! I'm very concerned with the lack of leadership from city representatives to recognize that. Stop over developing!
- No
- I support a diversity of housing types in the city, from higher density to single home dwellings. I also support the mobile home park off of North Bend Way as an affordable option.
- Less multi-family homes. More enforcement of speed limits on Cedar Falls Way.



- Current residents should not have to pay additional taxes or fees to fund growth. Additional schools or utilities (sewer) needed for town growth should NOT add tax burden for current residents, but should be paid by the developers/new residents.
- I can't get employees because they can't afford to live here.
- The city should lower permitting fees so that the developers can lower the home costs for buyers. It's widely known that the City of NB has very high and unreasonable permitting expenses
- You should find more ways to incentivize builder to develop in ways that keep home lots larger OR encourages renovation of rundown properties in downtown and city limits
- Sewage cost needs to be lower. \$80+ base rate and \$80 for 10 cm is higher than most of the country.
- lack of infrastructure
- More condos/apartments near amenities and downtown are needed...
- North Bend needs to stop development of the land. You are ruining this entire area with your poorly built, low quality, garbage homes all crammed together. Keep this area rural and for recreational use.
- If the city is going to keep adding housing developments they need to add more streets, and/or widen our existing main corridors of travel. North Bend Way is one lane each direction and is becoming backed up more often and for greater windows of time. Roundabouts might help with traffic flow, but they do not reduce the volume, which is getting worse.

The chokepoint on North Bend Way in between the Park Street roundabout and Les Schwab roundabout has gotten terrible.

We need to stop the unending growth, or build more road surface streets to travel east/west through our upper valley.

- No
- Better Public Transport

Better Road and Utility Proactive Maintenance

Better Response during storms, power outages and other events

- I'd like to see new homes/apartments be required to install electric-only appliances (e.g. heat pump HVAC systems, heat pump water heaters).

I'd also like new homes with yards be highly encouraged to forgo grass lawns and instead utilize native plant landscaping to reduce water consumption.

- City utility costs are highest in the nation, even if you address home access people will have difficulty affording utilities like sewer.
- I would like to have more varied types of homes to purchase or rent. There seems to be many large expensive homes/townhomes and small apartments, but not much in between.
- Smaller single family homes as opposed to huge 5bd houses are needed. Just because someone doesn't want or need a 5 bd house- doesn't mean they should have to live in an apt.



- Honestly, we would be better off if you just did nothing. Show up for work and just sit there, quit meddling in every aspect of our lives.
- No
- Stop building more homes.....we don't want more homes.
- Slow down development- the open space it what makes North Bend Special - roads/ infrastructure/ downtown parking cannot handle continuous growth- give tax breaks to the few remaining larger land owners to keep as is
- No
- This seemed like a very strange survey for gauging community needs. Many questions were about satisfaction levels and what could make things better. Someone could love their house but still wish it was nicer, newer, larger etc. Of course people want help paying bills if you ask. I don't need help in any of these areas but still found myself asking "hmm maybe I would like the condition of my house to be better, the rain is sure hard on everything." Please consider this before you go reporting that "90% of north benders are not satisfied with the condition of their house and we need 10million in tax dollars to support them".
- How about the question-"Do you even WANT more housing in North Bend"? Nice, slanted "surevey". How about addressing the fact that you've ALREADY OVER-BUILT and don't have enough water? How about addressing how you've RUINED NORTH BEND WITH YOUR INCESSANT BUILDING? Don't see that survey headed our way, do we? You don't LISTEN to anyone anyway- YOU JUST KEEP BUILDING. Our voices matter??? Did you write that with a straight face? What a load. Here's my answer-STOP BUILDING.

#### Themes Identified in Responses

Housing is a new issue	9
Single Family Residential is good	11
Lack of affordability	45
Infrastructure Issue	66
Community Displacement	20
Senior housing needed	7
City must slow development	46
Code is restrictive	7
Rentals are bad	2
Needed amenities	11
Environment issues	13
Taxes are high	14
Safety in town	17
Water availability	34



## Appendix F: Survey Walk-Through with Skip Logic

### North Bend Housing Action Plan Public Survey

### Pg 1 "Demographics"

**The goal of the Housing Action Plan (HAP) is to create an actionable policy document, supported by data and public input, that outlines how to meet North Bend's housing needs. Before drafting the full HAP, we would like your help in recognizing housing needs and potential solutions within North Bend. We know your input is critical in creating a successful plan.**

**The questions that follow are designed to give the City a better understanding of survey participants.**

\* 1. Select your age range.

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| <input type="radio"/> 17 or younger | <input type="radio"/> 55-74       |
| <input type="radio"/> 18-24         | <input type="radio"/> 75-84       |
| <input type="radio"/> 25-34         | <input type="radio"/> 85 or older |
| <input type="radio"/> 35-54         |                                   |

\* 2. Which of the following best describes your current employment status? (check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Employed full-time              | <input type="checkbox"/> Not employed- not looking for work |
| <input type="checkbox"/> Employed part-time              | <input type="checkbox"/> Stay-at-home parent                |
| <input type="checkbox"/> Self-employed / freelance       | <input type="checkbox"/> Retired                            |
| <input type="checkbox"/> Full-time student               | <input type="checkbox"/> Military                           |
| <input type="checkbox"/> Employed and in school          | <input type="checkbox"/> Disabled / unable to work          |
| <input type="checkbox"/> Not employed - looking for work | <input type="checkbox"/> Prefer not to answer               |
| <input type="checkbox"/> Other (please specify)          |   |

3. What is your race? (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Black or African American     | <input type="checkbox"/> Indigenous American or Indigenous Alaskan |
| <input type="checkbox"/> Asian                         | <input type="checkbox"/> White                                     |
| <input type="checkbox"/> Pacific Islander              | <input type="checkbox"/> Prefer not to answer                      |
| <input type="checkbox"/> Hispanic or Latino            |  |
| <input type="checkbox"/> Other/prefer to self-describe |  |



\* 4. Before taxes, approximately what was your household's total annual income last year?

- |  |  |
|--|--|
| <input type="radio"/> Less than \$20,000   | <input type="radio"/> \$100,000 to \$149,999 |
| <input type="radio"/> \$20,001 to \$34,999 | <input type="radio"/> \$150,000 to \$199,999 |
| <input type="radio"/> \$35,000 to \$49,999 | <input type="radio"/> \$200,000 or more      |
| <input type="radio"/> \$50,000 to \$74,999 | <input type="radio"/> I don't know           |
| <input type="radio"/> \$75,000 to \$99,999 | <input type="radio"/> Prefer not to answer   |

Upon page completion, they jump to  
pg 2 "My Home"





## North Bend Housing Action Plan Public Survey

## Pg 2 "My Home"

\* 5. Which of the following housing types best describes where you live?

- |   |   |
|---|---|
| <input type="radio"/> Single-family home  | <input type="radio"/> Mobile or manufactured home |
| <input type="radio"/> Townhome/duplex/triplex or similar                          | <input type="radio"/> Senior/assisted living      |
| <input type="radio"/> Unit in multiunit building                                  | <input type="radio"/> Unhomed                     |
| <input type="radio"/> Accessory dwelling unit (e.g., in-law suite or granny flat) |   |
| <input type="radio"/> Other (please specify)                                      |   |

Takes them to page 8  
"Unhomed - 1"

6. I share my housing costs with... (select all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Extended family        | <input type="checkbox"/> An employer    |
| <input type="checkbox"/> A spouse               | <input type="checkbox"/> Not applicable |
| <input type="checkbox"/> Roommates              |   |
| <input type="checkbox"/> Other (please specify) |   |

7. When did you move to your current home?

- |  |  |
|--|--|
| <input type="radio"/> Less than a year ago | <input type="radio"/> 11 or more years ago |
| <input type="radio"/> 1-5 years ago        | <input type="radio"/> Not applicable       |
| <input type="radio"/> 6-10 years ago       |  |

\* 8. Do you live or work in North Bend? (Select the option that best describes you)

- |  |                           |
|--|---------------------------|
| <input type="radio"/> I live and work in North Bend              | pg 4 "Home Payment"       |
| <input type="radio"/> I live in North Bend and commute elsewhere |                           |
| <input type="radio"/> I live elsewhere and work in North Bend    | pg 3 "Doesn't live in NB" |
| <input type="radio"/> I do not live or work in North Bend        |                           |
| <input type="radio"/> Other (please specify)                     |                           |





## North Bend Housing Action Plan Public Survey

## Pg 3 "Doesn't live in NB"

## 9. Why don't you live in North Bend?

- |   |   |
|---|---|
| <input type="checkbox"/> Home prices are too high               | <input type="checkbox"/> Not close enough to amenities I like |
| <input type="checkbox"/> No place to rent                       | <input type="checkbox"/> Prefer a more rural location         |
| <input type="checkbox"/> Rent is too high                       | <input type="checkbox"/> Prefer a more urban location         |
| <input type="checkbox"/> I can't find a home that fits my needs | <input type="checkbox"/> Not convenient for work or school    |
| <input type="checkbox"/> Too far from family                    | <input type="checkbox"/> Not applicable                       |
| <input type="checkbox"/> Other (please specify)                 |   |

Upon page completion, they jump to  
pg 8 "Unhomed - 1"

## North Bend Housing Action Plan Public Survey

## Pg 4 "Home Payment"

## \* 10. Select the answer that best describes your current home in North Bend:

- |  |   |
|--|---|
| <input type="radio"/> I rent my home pg 5  | <input type="radio"/> I occupy my home without payment of rent pg 7                 |
| <input type="radio"/> I own my home free and clear pg 7  | <input type="radio"/> I do not have stable housing (shelter, unhomed, pg 8<br>etc.) |
| <input type="radio"/> I own my home with a mortgage or loan pg 6<br>(including home equity loan) |   |
| <input type="radio"/> Other (please specify) pg 7  |   |



## North Bend Housing Action Plan Public Survey

## Pg 5 "Renting"

11. When you were going through the rental process, did you encounter any of the following barriers? (Select all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Couldn't find a place I could afford  | <input type="checkbox"/> Racial, cultural, or sexual orientation discrimination |
| <input type="checkbox"/> Couldn't find a place that is ADA accessible or could accommodate my disability         | <input type="checkbox"/> Other discrimination                                   |
| <input type="checkbox"/> Nobody would rent to me because of past evictions                                       | <input type="checkbox"/> Not applicable   |
| <input type="checkbox"/> Couldn't find a rental that would accept Section 8 housing vouchers or other subsidies. |   |
| <input type="checkbox"/> Other (please specify)  |   |

12. Did you pay last month's rent on time?

- ☐ Yes
- ☐ No
- ☐ Not applicable

13. How confident are you that your household will be able to pay your next rent payment on time?

- |   |  |
|---|--|
| <input type="radio"/> No confidence       | <input type="radio"/> High confidence                |
| <input type="radio"/> Slight confidence   | <input type="radio"/> Payment is or will be deferred |
| <input type="radio"/> Moderate confidence | <input type="radio"/> Not applicable                 |

14. If you are concerned about paying your rent now or in the future, what challenges are you facing? (Select all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> I and/or someone in my household lost a job         | <input type="checkbox"/> I now have kids at home and am unable to work           |
| <input type="checkbox"/> Work hours have been cut, reducing household income | <input type="checkbox"/> I have a sick family member and am unable to work       |
| <input type="checkbox"/> I am sick and unable to work                        | <input type="checkbox"/> My lease is month to month                              |
| <input type="checkbox"/> I cannot afford my rent                             | <input type="checkbox"/> I cannot renew my lease because my rent is being raised |
| <input type="checkbox"/> I am being evicted                                  | <input type="checkbox"/> Not applicable  |
| <input type="checkbox"/> Other (please specify)                              |  |

Upon page completion, they jump to pg 7 "Tried to buy?"



## North Bend Housing Action Plan Public Survey

## Pg 6 "Mortgage"

15. Did you pay your last month's mortgage on time?

- ☐ Yes
- ☐ No
- ☐ Not applicable
- ☐ Not applicable

16. How confident are you that your household will be able to pay your next mortgage payment on time?

- ☐ No confidence
- ☐ Slight confidence
- ☐ Moderate confidence
- ☐ Other (please specify)
- ☐ High confidence
- ☐ Payment is or will be deferred
- ☐ Not applicable

17. If you are concerned about paying your mortgage now or in the future, what challenges are you facing? (Select all that apply)

- ☐ I and/or someone in my household lost a job
- ☐ I now have kids at home and am unable to work
- ☐ Work hours have been cut, reducing household income
- ☐ I have a sick family member and am unable to work
- ☐ I am sick and unable to work
- ☐ Not applicable/I am not concerned about housing in the long term
- ☐ My home is being foreclosed upon
- ☐ Other (please specify)

Upon page completion, they jump to  
pg 7 "Tried to buy?"



## North Bend Housing Action Plan Public Survey

## Pg 7 "Tried to buy?"

18. Have you ever bought or tried to buy a home in North Bend?

- ☐ Yes
- ☐ No

19. When you were trying to buy a home in North Bend, did you encounter any of the following barriers? (Select all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Couldn't find a place I could afford  | <input type="checkbox"/> Didn't have enough money for a down payment |
| <input type="checkbox"/> Couldn't find a place that is ADA accessible or could accommodate my disability | <input type="checkbox"/> I did not encounter any barriers            |
| <input type="checkbox"/> Couldn't get financing  | <input type="checkbox"/> Not applicable                              |
| <input type="checkbox"/> Other (please specify)  |  |

Upon page completion, they jump to  
pg 11 "Housing Supply and Dev  
Questions"

## North Bend Housing Action Plan Public Survey

## Pg 8 "Unhomed - 1"

20. Are you unhomed/homeless?

- ☐ Yes **pg 9**
- ☐ No **pg 10**
- ☐ Prefer not to answer **pg 10**



North Bend Housing Action Plan Public Survey

Pg 9 "Unhomed - 2"

21. Please tell us if any of these circumstances have led to you becoming unhomed (check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Lack of affordable housing | <input type="checkbox"/> Fleeing abuse   |
| <input type="checkbox"/> Discrimination             | <input type="checkbox"/> Lack of other community services (half-way house, foodbank, substance use treatment, etc) |
| <input type="checkbox"/> Unemployment               | <input type="checkbox"/> Prefer not to answer  |
| <input type="checkbox"/> Other (please specify)     |  |

Upon page completion, they jump to  
pg 10 "Unhomed: Tried to Buy?"



## North Bend Housing Action Plan Public Survey

## Pg 10 "Unhomed: Tried to Buy?"

**Jumps them to Services and Comments (skipping the Housing Supply and Development Qs)**

22. Have you ever bought or tried to buy a home in North Bend?

- ☐ Yes  
☐ No

23. When you were trying to buy a home in North Bend, did you encounter any of the following barriers? (Select all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Couldn't find a place I could afford  | <input type="checkbox"/> Didn't have enough money for a down payment |
| <input type="checkbox"/> Couldn't find a place that is ADA accessible or could accommodate my disability | <input type="checkbox"/> I did not encounter any barriers            |
| <input type="checkbox"/> Couldn't get financing  | <input type="checkbox"/> Not applicable                              |
| <input type="checkbox"/> Other (please specify)  |  |

Upon page completion, they jump to  
pg 12 "Services and Comments"



## North Bend Housing Action Plan Public Survey

## Pg 11 "Housing Supply and Dev Qs"

**The purpose of the following questions is to help the City understand how respondents feel about the housing supply and housing development in North Bend.**

24. How happy are you with each of the following aspects of your current home? Please rate using a 1-to-5 scale where 1 means you are "not at all happy" and 5 means you are "very happy."

	1 - Not at all happy	2	3 - Neutral	4	5 - Very happy	N/A
Close to work/school	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Monthly rent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Size of home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Physical condition of home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to amenities (parks, community centers, playgrounds, libraries, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Size/structure of home (bedrooms, bathrooms, yard, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety and crime rates	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Close to family	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking availability/access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Security deposit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School district	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

25. What type of home do you feel would fit your needs (financially, number of bedrooms, accessibility, etc.)? (Select all that apply)

☐ Single family home detached from any other house

☐ Mobile/manufactured home

☐ Apartment/condo

☐ Above-garage apartment/mother-in-law unit/accessory dwelling unit

☐ Townhome/row home/duplex/triplex

☐ Other (please specify)

Upon page completion, they jump to pg 12 "Services and Comments"



North Bend Housing Action Plan Public Survey

Pg 12 "Services and Comments"

26. Which of the following services could the City provide that would help your housing situation? (check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Legal advice on an eviction, foreclosure, or other issue | <input type="checkbox"/> Translation and interpretation services   |
| <input type="checkbox"/> Information about renter's or tenant rights              | <input type="checkbox"/> Access to homebuyer's class or counseling |
| <input type="checkbox"/> Help paying my rent or mortgage                          | <input type="checkbox"/> Access to an affordable housing unit      |
| <input type="checkbox"/> Help paying for utilities                                | <input type="checkbox"/> I don't need any of these services        |
| <input type="checkbox"/> Help paying for home repairs                             | <input type="checkbox"/> Education on property management          |
| <input type="checkbox"/> Access and modification for people with disabilities     |  |
| <input type="checkbox"/> Other (please specify)                                   |  |

27. Is there anything you'd like to add that wasn't captured in the survey? Please let us know.

28. If you would like to for us to reach out to you to hear more about your experience, then please include your contact information below

<b>Name</b>	<input type="text"/>
<b>Address</b>	<input type="text"/>
<b>Address 2</b>	<input type="text"/>
<b>City/Town</b>	<input type="text"/>
<b>State/Province</b>	<input type="text"/>
<b>ZIP/Postal Code</b>	<input type="text"/>
<b>Email Address</b>	<input type="text"/>
<b>Phone Number</b>	<input type="text"/>

END





## Appendix G: Student Contest City Press Release

**NEWS RELEASE | February 16, 2023**

### **North Bend Elementary second graders provide insight for use in Housing Action Plan**

“A home is a place we all know we can be loved and safe,” said Betsy Westra.

At the February 15<sup>th</sup> award ceremony, Betsy, a student in Ms. Mitchell’s class, was celebrated as winner of the North Bend Elementary (NBE) *Your Home* drawing contest. Betsy was one of 37 second graders at NBE who participated. City staff, civil engineering firm Blueline Group, and Principal Stephanie Shepherd asked students to draw their visions of an ideal home, concentrating on aspects they find most important. Students described their ideal homes as safe, comfortable, happy, and loving, among others.

Teachers Janee Smith and Megan Mitchell’s second grade classes shared examples that showcased a wide array of housing needs, with lots of windows, plants, families, chimneys, lighting, and even a few rainbows. Also recognized were the following student finalists: Piper Schneider and Josephine Murphy, in Smith’s class, and Estelle De Libran, in Mitchell’s class.

“We don’t all have the same context of family,” Principal Planner Mike McCarty shared with students. “Some of us have big families and need more room, and some of us have smaller families.”

Betsy’s winning reflection on *Home* will be incorporated into the City’s Housing Action Plan (HAP). The HAP is a policy document outlining how to meet North Bend’s diverse housing needs in a way that supports everyone, with a goal to enable a broad variety of housing types and price points, helping to address the local and regional housing shortage and affordability gap. It is an essential part of the City’s [Comprehensive Plan](#) and will be supported by data and public input. Stay tuned for the HAP in June 2023.

The City invites parents to provide input as well. Please consider sharing your feedback on housing needs in North Bend by participating in a short [North Bend Housing Action Plan Survey](#). Your voice is crucial and will help shape the future of housing in town.

Following the survey, the City invites you to participate in a Housing Action Plan Open House, on Wednesday, March 1, from 5:30 to 6:30 p.m., at the North Bend City Hall, located at 920 SE Cedar Falls Way.

###

**Contact:** Bre Keveren, Communications Manager | [bkeveren@northbendwa.gov](mailto:bkeveren@northbendwa.gov) | 425-888-7669



# DRAFT - Housing Policy Framework Review

City of North Bend

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PREPARED BY BLUELINE  
DRAFT: APRIL 21, 2023

DRAFT



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## INTRODUCTION

### Background and Purpose

The Housing Action Plan (HAP) was developed by the City of North Bend with support from the Washington State Department of Commerce's House Bill 1923 (Washington State Department of Commerce, 2022), enacting grant funding for cities to complete actions to support development of more affordable or attainable housing opportunities to meet the existing and future housing needs (Engrossed Second Substitute House Bill 1923, 2019). North Bend received grant funding in 2021 to complete the HAP<sup>1</sup>, Housing Needs Assessment (HNA), Public Engagement Summary, and Housing Policy Framework Review to understand existing housing conditions and strains, local concerns and needs, and prepare targeted strategies to address North Bend's unique needs.

The purpose of this policy framework review is to evaluate the 2015 City of North Bend Comprehensive Plan Housing Element to determine the City's progress and success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions. This review will inform potential strategies in the Housing Action Plan and future policies of the Comprehensive Plan Housing Element. This document also reviews Comprehensive Plan Elements that are related to housing, as well as regulatory incentives and barriers.

### Relationship Between the Comprehensive Plan and the HAP

The Growth Management Act (GMA) requires each city in Washington to develop a Comprehensive Plan to prepare for anticipated growth in population, jobs, and housing (Engrossed Second Substitute House Bill 1923, 2019). The Comprehensive Plan is required to have a Housing Element that addresses the GMA's housing goal of "*encourage[ing] the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock*". The GMA has other specific requirements (RCW 36.70A.030) to plan for housing, including:

- (1) Encourage development in urban areas where adequate public facilities and services exist, or can be provided in an efficient manner.*
- (2) Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*
- (12) Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards*

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<sup>1</sup> Data presented in the HAP was informed by the HNA. The HNA uses 2015-2019 ACS 5-Year Estimates, 2020 OFM Estimates, PSRC, King County, and HUD CHAS data.

Each city's Comprehensive Plan must align its elemental policies with the regional policies developed by Puget Sound Regional Council and King County. While regional policies inform how the city develops its housing element policies, local needs and gaps are also incorporated into goals and policies to specify the actional strategies and considerations reflective of the city.

### Methodology

The report was prepared by conducting a review of the city's Comprehensive Plan Housing Element policies against the revised policies from Puget Sound Regional Council and King County Countywide Planning Policies to determine where existing gaps or partial gaps in policy are. The report also examines existing housing regulations and their effectiveness on developing new housing units by evaluating the number of relative units developed from 2015 to 2022 and other accomplishments that support the development of housing programs, incentives, and coordination.

### Organization of Report

This report is organized and comprised of three different sections:

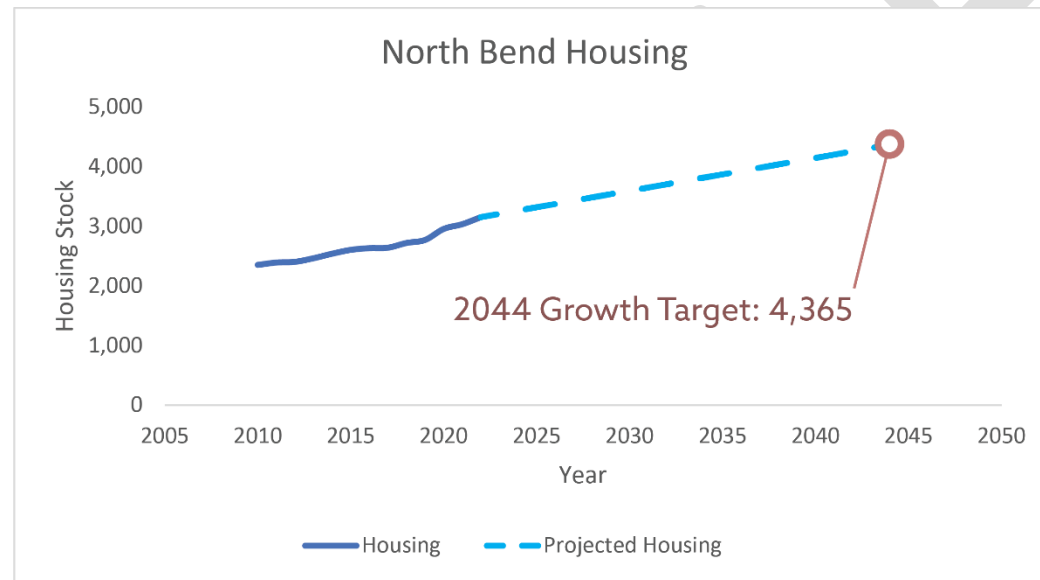
1. **Growth Target Evaluation:** Is the city on track to meet the 2044 housing projections? A summary of how the HAP and Comprehensive Plan are interrelated and how North Bend is performing.
2. **Housing Policy Consistency Review:** Do the city's housing element policies align with the current PSRC and King County policies? This section conducts a Comprehensive Plan housing policy consistency analysis to identify existing gaps and how current policies should be revised to align with recommended HAP strategies and actions.
3. **Implementation Analysis:** Are there regulatory opportunities or barriers to achieving the goals and policies of the Comprehensive Plan? An overview of the City's housing development performance between 2015 through 2022 and implementation considerations that will determine the feasibility of recommended actions.

## GROWTH TARGET EVALUATION

### Housing Targets and Growth

King County has distributed housing targets in consultation with cities under the 2021 King County Buildable Lands Report. The City of North Bend's 2044 housing target is 4,365 cumulative units. North Bend's 2022 housing total is 3,149 units. Since 2010 the City has added 765 units to the city's housing stock. This is an annual average increase of 64 units per year between 2010-2022. To achieve the 2044 growth target, the City will need to add about 55 units per year through 2044. The average household size in North Bend is 2.51 people (See *Appendix B, Housing Needs Assessment*). Applying this household size to the remaining housing target, the population would increase by about 3,580 people (total of 11,495) if the 2044 growth targets are met.

#### EXHIBIT 1. HOUSING CHANGE 2010 – 2044

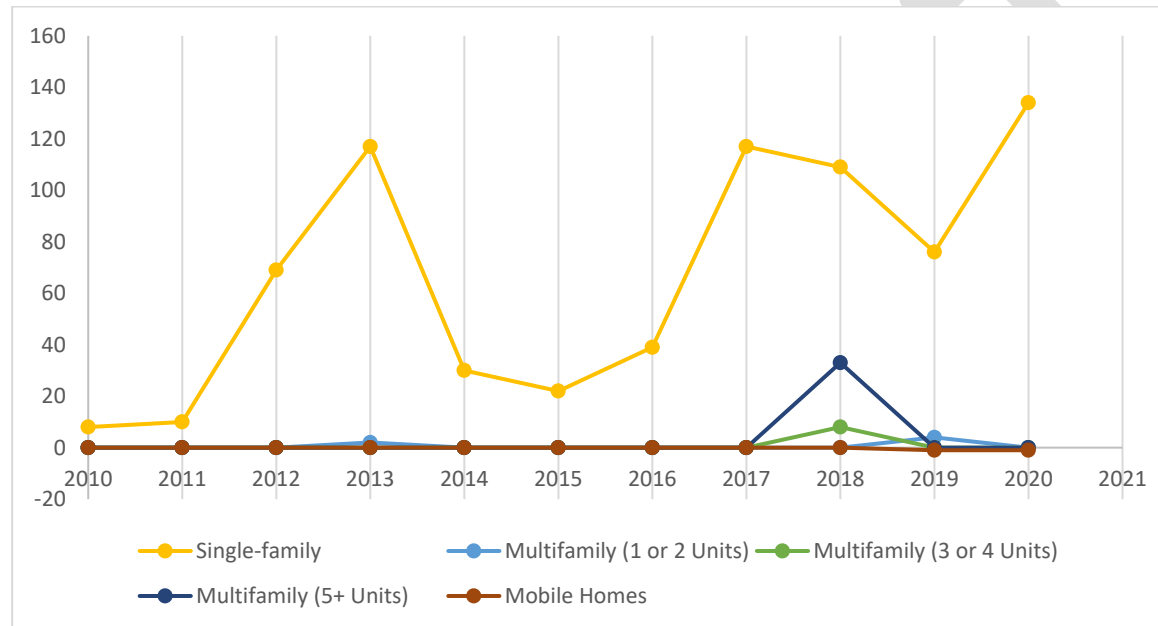


(Washington State office of Financial Management, 2022; King County Office of Performance, Strategy, and Budget, 2021)

## Housing Permits

Between 2010 and 2020, North Bend produced 603 new housing units. About 91% of permits issued were for single-family residential projects and the remaining permits were issued for multi-family or mobile home units (Puget Sound Regional Council, 2019).

### EXHIBIT 2. HOUSING PERMITS 2010 – 2021



(Puget Sound Regional Council, 2022)

### Existing Housing Gaps

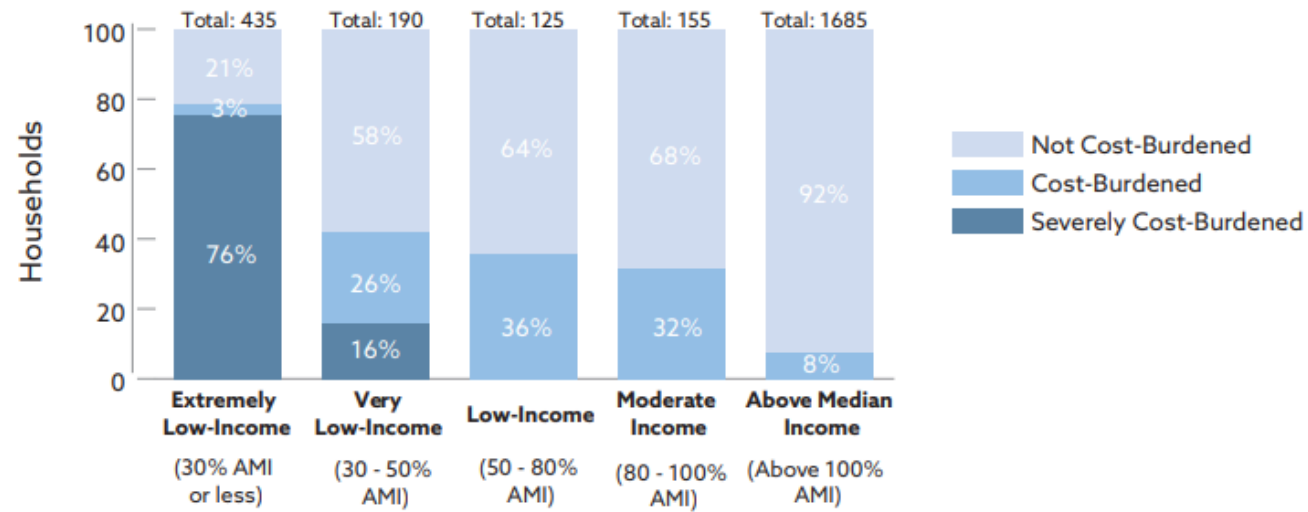
New GMA requirements for housing were adopted in late 2021 under House Bill 1220 (HB1220) requiring the Housing Element to accommodate and plan for housing needs in each income band. Household income is used to analyze a city's income distribution and its relationship to housing affordability through Area Median Family Income (AMI). The U.S. Department of Housing and Urban Development (HUD) defines AMI by the following income bands:

- Extremely Low Income: <30% AMI
- Very Low Income: 30-50 % AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-100 % AMI
- Above Median Income: >100% AMI

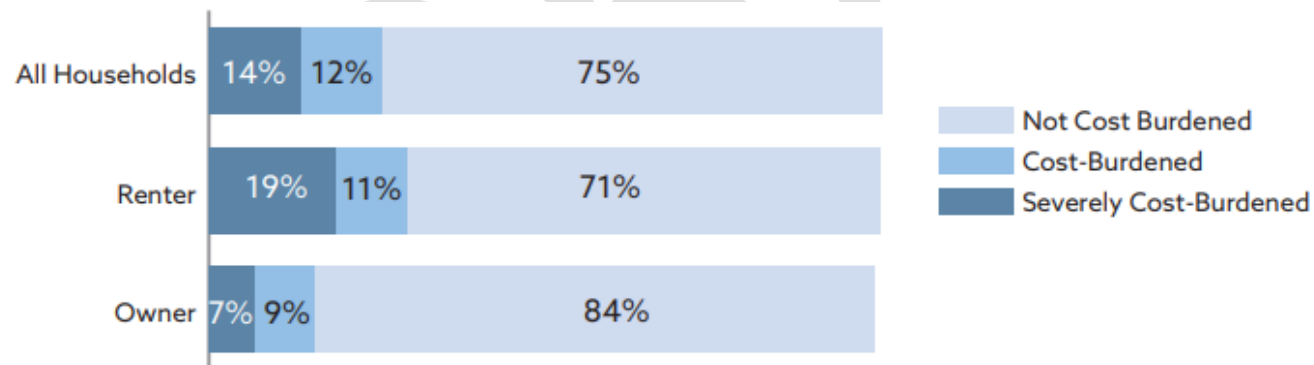
The AMI is used to measure the relative affordability of housing units based on the above income bands. Income limits to qualify for housing are often set relative to AMI. The HUD determines housing affordability by measuring if households are spending less than 30 percent of their income on housing. If households are spending more than 30 percent of their income on housing, they are determined to be "cost-burdened". Households need the remaining income to afford other essentials, such as food, transportation, utilities, childcare, healthcare, and clothing. If households are spending more than 50 percent of their income on housing, the HUD metric labels the household as "severely cost-burdened" (Office of Housing and Urban Development Office of Policy Development and Research, n.d.).

*Exhibit 3* describes the different income bands that currently exist within North Bend and whether these income bands are cost burdened or severely cost burdened. *Exhibit 4* is a breakdown of North Bend's AMI between owners and renters, describing the income bands of each group. Both exhibits indicate that there are renters and owners that are considered extremely low-income to moderate income bands that are considered cost-burdened. *Exhibit 5* describes the gaps in housing units affordable to each income level. There is a deficit of 256 housing units for extremely low-income and 365 units for low-income households. If extremely low- and low-income households are unable to find housing that is affordable to them, they are at risk of displacement.

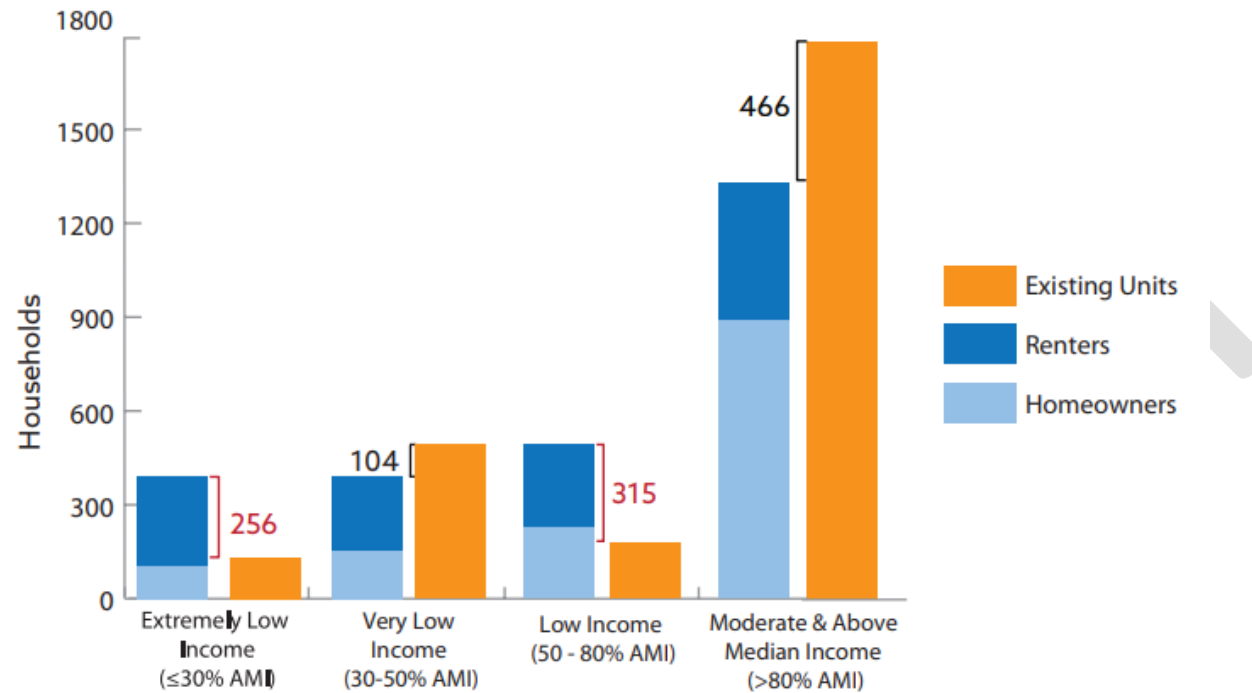


**EXHIBIT 3. HOUSEHOLDS BY INCOME LEVEL AND COST-BURDEN STATUS**

(Office of Housing and Urban Development Office of Policy Development and Research, n.d.)

**EXHIBIT 4 COST BURDENS FOR OWNERS AND RENTERS**

(Office of Housing and Urban Development Office of Policy Development and Research, n.d.)

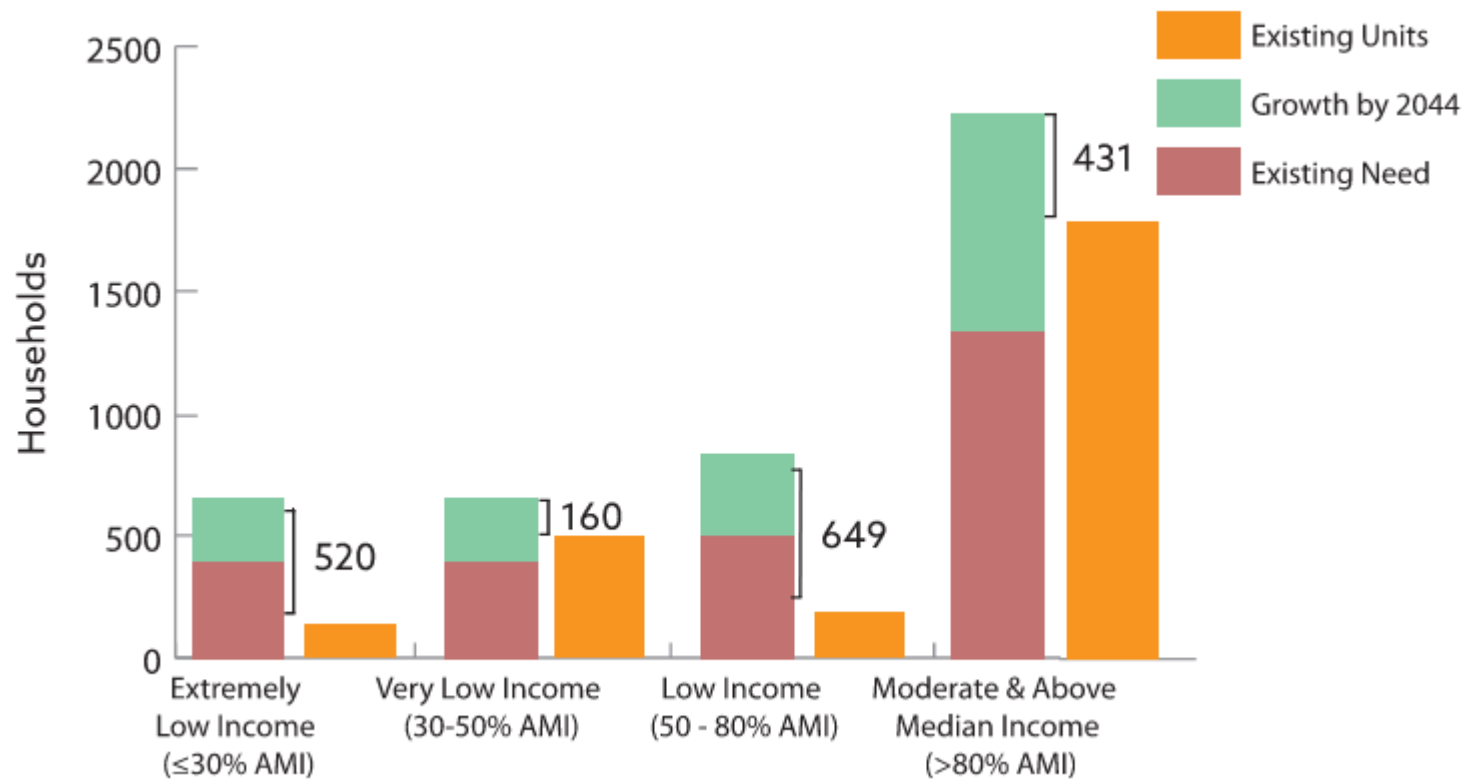
**EXHIBIT 5. HOUSING UNIT GAP BY INCOME BAND**

(Office of Housing and Urban Development Office of Policy Development and Research, n.d.; King County Office of Performance, Strategy, and Budget, 2021)

### Future Housing Gaps

*Exhibit 6* evaluates how the existing supply gap is projected to change by 2044 for each income level and for which type of housing units production should be prioritized to meet the countywide needs based on the city's future population. More units are needed across all income bands but especially for the extremely low-income range and the low-income range. By 2044, more rental units will be necessary for all economic segments of the population. Special attention will be needed to fill the gap in rental units for extremely low-, low-, and moderate- and above-income households.

EXHIBIT 6. FUTURE HOUSING GAP BY INCOME



(Office of Housing and Urban Development Office of Policy Development and Research, n.d.)

## POLICY EVALUATION

The North Bend Comprehensive Plan Housing element evaluation is an assessment of the City's housing policies from the 2015 Comprehensive Plan update. The policy evaluation demonstrates how the Housing Action Plan's objectives align with current policies and where there are policy gaps supporting recommended action. Additionally, the review identifies how Puget Sound Regional County and King County Countywide Policies align with North Bend's housing policies and if there are any consistency policy gaps or partial gaps.

DRAFT

Housing Policy Consistency Review				
Vision 2050 Housing Policy and Chapter	Implementing King Countywide Planning Policy	City Comprehensive Plan Policy implementing the new or revised policy?	Suggested Actions	Aligning HAP Action
<b>MPP-H-1</b>  <u>Plan for housing supply, forms, and densities to meet the region's current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards jobs/housing balance.</u>	<b>DP-12</b> GMPC shall allocate <u>housing</u> and employment growth to each city and urban unincorporated area in the county. This allocation is predicated on:  A) Accommodating the most recent 20-year population projection from the state Office of Financial Management and the most recent 20- year regional employment forecast from the Puget Sound Regional Council, informed by the 20-year projection of housing units from the state Department of Commerce;  b) Planning for a pattern of growth that is consistent with the Regional Growth Strategy including focused growth within cities and Potential Annexation Areas with designated centers and within high-capacity transit station areas, limited development in the Rural Area,	H - Goal 4: The City of North Bend should provide adequate land capacity for forecasted population and residential growth within its city limits and Urban Growth Area in order to promote stable housing prices, foster affordability and broaden housing choices.  H – 4.3 Develop zoning regulations that will provide incentives to implement county wide planning policy targets for housing affordability as new housing development is permitted. H – 4.4 Provide areas for mixed use and high density housing to support a wide range of housing options at all economic segments for residents.  H – 4.2 Promote opportunities for infill housing within the downtown area that provide a mix of housing types, prices, and densities. H – 4.5 Continue to allow accessory units, shared housing, cottage housing, infill development at higher densities outside of “established” or “constrained	<b>No Policy Gap</b>	



	<p>and protection of designated Natural Resource Lands;</p> <p>c) Efficiently using existing zoned and future planned development capacity as well as the capacity of existing and planned infrastructure, including sewer, water, and stormwater systems;</p>	<p>areas” and mixed-use development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas.</p> <p>H – 4.3 Develop zoning regulations that will provide incentives to implement county wide planning policy targets for housing affordability as new housing development is permitted.</p> <p>H – 4.1 Allow for density flexibility in housing development in order to meet population forecasts.</p> <p>U - 1.2 Maintain the integrity of the utility infrastructure system to provide service to customers as a high priority for utility capital expenditures.</p> <p>CF - 2.2 Identify established priorities and replace existing sewer lines that are in poor condition in order to reduce inflow and infiltration and to increase the availability of capacity in the sewage treatment system.</p> <p>CF - 5.3 Develop a long-range capital facilities program that anticipates the extension of public sewer and water to all residential areas of the City of North Bend.</p>		
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	<p>d) Promoting a land use pattern that can be served by a connected network of public transportation services and facilities and pedestrian and bicycle infrastructure and amenities;</p>	<p>CA 3.1 Control the quality and quantity of stormwater runoff to protect natural drainage systems. New development should not increase peak stormwater flows.</p> <p>CF - 5.2 Provide an adequate water supply and distribution system at all times for all domestic use and for fire flow and fire protection.</p> <p>H – 2.3 Seek to create or to retain and protect links to a Citywide Trail System that connects neighborhoods with areas of commerce in an effort to promote alternative transportation systems.</p> <p>CAPITAL FACILITIES &amp; TRANSPORTATION   OBJECTIVE 4 POLICY 2. Establish interagency planning mechanisms to assure coordinated and mutually supportive transportation facility plans from non-City providers (WSDOT, King County Roads and Metro Transit, adjoining cities, etc.) of transportation facilities.</p> <ul style="list-style-type: none"> <li>• Establish priority areas for transportation improvements consistent with the Comprehensive Plan.</li> <li>• Periodically assess development trends and transportation facility needs to identify and remedy deficiencies or reassess the land use plan.</li> </ul>	<p><b>Partial Gap</b></p> <p>The city should consider adding a policy to the land use element to adjust the land use pattern to be able to accommodate public transportation.</p>	<p><b>No Aligning Actions</b></p>
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	<p>e) Improving jobs/housing balance consistent with the Regional Growth Strategy, both between counties in the region and within subareas in the county;</p> <p>f) Promoting opportunities for housing and employment throughout the Urban Growth Area and within all jurisdictions in a manner that ensures racial and social equity;</p> <p>g) Allocating growth to Potential Annexation Areas within the urban unincorporated area proportionate to their share of unincorporated capacity for housing and employment growth; and</p> <p>h) <u>Allocating growth based on the amount of net new housing</u></p>	<p>ES 4.2 Foster local job creation to improve the City's jobs/housing balance.</p> <p>LU - 9.2 Encourage economic growth consistent with the long-range financial position of the City and its residents in all annexation considerations. LU - 9.3 Consider the opportunity to promote a healthy mix of residential, commercial, industrial, and parks and open space land uses when areas seek annexation.</p> <p>H – 4.4 Provide areas for mixed use and high density housing to support a wide</p>	<p><b>Partial Gap:</b> The city could consider adding policy to consider the Regional Growth Strategy while managing it's jobs/ housing balance.</p> <p><b>Policy Gap</b> The city should add language which ensures racial and social equity in employment and housing opportunities.</p> <p><b>Partial Gap</b> The city should add language which acknowledges the growth capacity of potential annexation areas.</p>	<p><b>A.1.3: Encourage workforce and mixed-use housing to support businesses that provide critical amenities that support the needs of North Bend residents</b> <b>A.1.4: Consider and implement housing strategy recommendations from the Economic Action Plan in support of increasing housing supply and diversity.</b></p> <p><b>No Aligning Actions</b></p> <p><b>B.2.3: Evaluate residentially zoned properties located in annexable areas within the City UGA and options for future growth opportunities.</b></p>
--	---	---	---	---



	<p><u>needed to plan for and accommodate an equitable distribution of housing choices across all jurisdictions that is affordable to all economic segments of the population of the county, as provided by the Department of Commerce.</u></p> <p><b>DP-13</b> The Growth Management Planning Council shall:</p> <p>a) Update housing and employment growth targets <u>and housing needs</u> periodically to provide jurisdictions with up-to-date growth allocations to be used as the land use assumption in state-mandated comprehensive plan updates;</p> <p>b) Adopt housing and employment growth targets <u>and housing needs</u> in the Countywide Planning Policies pursuant to the procedure described in policy FW-1;</p> <p>c) Create a coordinated countywide process to reconcile and set growth targets that implements the Regional Growth Strategy through countywide shares of regional housing and job growth, <u>countywide shares of</u></p>	<p>range of housing options at all economic segments for residents. H – 5.1 Support the preservation and development of special needs housing in North Bend that serves both city residents and those in surrounding communities.</p> <p>H – 4.1 Allow for density flexibility in housing development in order to meet population forecasts. H – 4.3 Develop zoning regulations that will provide incentives to implement county wide planning policy targets for housing affordability as new housing development is permitted.</p> <p>H – 4.3 Develop zoning regulations that will provide incentives to implement county wide planning policy targets for housing affordability as new housing development is permitted.</p> <p>H – 4.3 Develop zoning regulations that will provide incentives to implement county wide planning policy targets for housing affordability as new housing development is permitted. LU - 1.2 Allow development to occur within the identified Urban Growth</p>	<p>These policies refer to the growth management planning council, not municipal jurisdictions. However, it is recommended that city comp plans account for these strategies.</p>	<p><b>B.2.1: Consider changing the Cottage Residential zone to a Residential Medium zone to permit more housing types that pursue the purpose of this zone.</b> <b>B.2.2: Permit a wider variety of housing development in residential zones surrounding North Bend Way.</b> <b>B.2.3: Evaluate residentially zoned properties located in annexable areas within the City UGA and options for future growth opportunities.</b> <b>B.2.4: Explore expansion of the multifamily Residential Tax exemption to encourage the development of</b></p>
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	<p><u>statewide housing needs</u>, allocations to Regional Geographies, and individual jurisdictional growth targets;</p> <p>d) Ensure that each jurisdiction's growth targets <u>and housing need</u> are commensurate with their role in the Regional Growth Strategy by establishing a set of objective criteria and principles to guide how jurisdictional targets <u>and housing needs</u> are determined;</p> <p>e) Ensure that each jurisdiction's growth targets allow it to meet the need for <u>housing affordable to</u> households with <u>moderate-, low-, very low-, and extremely low-incomes</u>;</p> <p>f) Adjust targets and housing needs administratively upon</p>	<p>Area as City services become available and adopted annexation policies are met when it is consistent with adopted population and employment growth targets.</p> <p>H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.</p> <p>H – 1.8 Seek housing assistance programs to meet the needs of low-income or other special-needs city residents, while seeking to preserve the existing subsidized housing currently located within the city.</p> <p>LU - 9.2 Encourage economic growth consistent with the long-range financial</p>	<p>Not Applicable</p> <p>The city could consider adding language which explicitly seeks to serve the income levels outlined in the countywide policy.</p> <p>The city should consider administratively adjusting growth targets upon annexation.</p>	<p><b>multifamily projects affordable to working-class households.</b>  <b>B.2.5: Consider a fee reduction grant program for using the existing affordable housing tax program or state grant programs.</b>  <b>B.2.6: Consider a fee reduction grant program for redevelopment in the Downtown Core.</b></p> <p><b>Strategy B, Objective 2: Reduce barriers to attainable and affordable Housing.</b></p> <p><b>No Aligning Action</b></p>
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	<p>annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the planning period are shown in Table DP-1. <u>Net new housing needs for the planning period are shown in Tables H-1 and total projected housing needs are shown in Table H-2.</u></p> <p>DP- 14 All jurisdictions shall accommodate housing and employment by:</p> <p>a) Using the adopted growth targets as the land use assumption for their comprehensive plan;</p> <p>b) Establishing local growth targets for regional growth centers and regional manufacturing/industrial centers, where applicable;</p> <p>c) Ensuring adopted comprehensive plans and zoning regulations provide <u>sufficient capacity at appropriate densities</u> for residential, commercial, and industrial uses that is sufficient to meet 20-year growth targets, <u>allocated housing needs</u>, and is consistent with the desired growth pattern described in VISION 2050;</p>	<p>position of the City and its residents in all annexation considerations.</p> <p>LU - 9.3 Consider the opportunity to promote a healthy mix of residential, commercial, industrial, and parks and open space land uses when areas seek annexation.</p> <p>H - Goal 4: The City of North Bend should provide adequate land capacity for forecasted population and residential growth within its city limits and Urban Growth Area in order to promote stable housing prices, foster affordability and broaden housing choices.</p> <p>Policies:</p> <p>H – 4.1 Allow for density flexibility in housing development in order to meet population forecasts.</p> <p>H – 4.4 Provide areas for mixed use and high density housing to support a wide range of housing options at all economic segments for residents.</p> <p>LU - 1.2 Allow development to occur within the identified Urban Growth Area as City services become available</p>	Not Applicable	
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	<p>d) Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and</p>	<p>and adopted annexation policies are met when it is consistent with adopted population and employment growth targets. ED – 4.5 Promote growth of industrial, manufacturing, and tourism activities that provide jobs which pay livable wages.</p> <p><b>Partial Gap:</b> U - 1.2 Maintain the integrity of the utility infrastructure system to provide service to customers as a high priority for utility capital expenditures. CF - 5.3 Develop a long-range capital facilities program that anticipates the extension of public sewer and water to all residential areas of the City of North Bend. CF - 5.1 Coordinate with water districts and surrounding jurisdictions to ensure that requirements for future water supply and water quality will be met. CAPITAL FACILITIES &amp; TRANSPORTATION, OBJECTIVE 4 POLICY 1. Coordinate with non-City providers of transportation facilities and services on a joint program for maintaining adopted levels of service standards, funding, and construction of capital improvements. Work in partnership with non-City transportation facility providers to prepare functional plans consistent with the City of North Bend Comprehensive Plan.</p>	<p>While no policies reference consistency with adopted utility plans, there is a reference to capacity coordination. It is recommended a policy is added to ensure all infrastructure plans are developed concurrently with adopted targets.</p>	<p><b>A.2.1: Apply for state and federal grants to fund utility infrastructure projects.</b> <b>A.2.2: Reassess impact fees to ensure they remain an adequate and appropriate source of funding.</b> <b>A.2.3: Consider a rate study to investigate alternative methods for fee structure (by square footage, bedrooms, etc.) to fund service extensions without overburdening small development projects.</b> <b>A.2.4: Make strategic infrastructure investments to increase capacity where necessary.</b></p>
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	e) Transferring and accommodating unincorporated area housing and employment targets <u>and housing need</u> as annexations occur.	<b>Policy Gap</b>	It is recommended that the city add a policy to align their annexation strategy and growth targets	<b>B.2.3: Evaluate residentially zoned properties located in annexable areas within the City UGA and options for future growth opportunities.</b>
<b>MPP-H-2</b>  Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.	<b>H-1</b> <u>Plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for moderate-, low-, very low- and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.</u>	<b>Partial Gap</b> LU - 1.2 Allow development to occur within the identified Urban Growth Area as City services become available and adopted annexation policies are met when it is consistent with adopted population and employment growth targets. H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household make-up. H – 1.8 Seek housing assistance programs to meet the needs of low-income or other special-needs city residents, while seeking to preserve the existing subsidized housing currently located within the city.	It is recommended that the city add a policy to accommodate emergency and supportive housing.	<b>No Directly Aligning Action.</b>  <b>A.3.2: Prevent displacement of senior and low-income households by marketing incentives and encouraging non-profits to develop affordable housing in the Snoqualmie region</b>
<b>MPP-H-5</b>  Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals <u>while recognizing historic</u>	<b>H-6</b> Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current	<b>Policy Gap</b>	The city does not have any policies in its Comprehensive plan which seeks to examine and document discriminatory housing practices. The 2024 Comprehensive Plan should undertake this racial equity	<b>No Aligning Action</b>



<p><u>inequities in access to homeownership opportunities for communities of color.</u></p>	<p>development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.</p> <p><b>H-19</b> Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income households. Emphasize:</p> <p>a) Supporting long-term affordable homeownership opportunities for households at or below 80 percent AMI (which may require up-front initial public subsidy and policies that support diverse housing types); and</p>	<p>H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.</p> <p>H - 1.9 Work with the King County Housing Authority and other low income housing providers to provide affordable units to households at or below 80% of median income by the end of the target period (2022).</p> <p>H - 1.7 Reduce impact fees for residential developments that include affordable housing for those with low or very low-incomes.</p>	<p>analysis to determine the best mitigation policies.</p>	
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	<p>b) Remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.</p> <p><b>H-20</b>  <u>Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.</u></p>	<p>H – 1.8 Seek housing assistance programs to meet the needs of low-income or other special-needs city residents, while seeking to preserve the existing subsidized housing currently located within the city.</p> <p><b>Policy Gap</b></p> <p><b>Policy Gap</b></p>	<p>The city is missing the racial and social justice lens to adjust historical inequality in current policy. It is recommended that language is added to improve opportunities for Black, Indigenous, and People of Color communities.</p> <p>The city is missing the racial and social justice lens to adjust historical inequality in current policy. It is recommended that language is added to improve opportunities for Black, Indigenous, and People of Color communities.</p>	<p><b>No Aligning Actions</b></p> <p><b>No Aligning Actions</b></p>
<p><b>MPP-H-6</b></p> <p>Develop and provide a range of housing choices for workers at all income levels throughout the region that is accessible to job centers and attainable</p>	<p><b>H-15</b></p> <p>Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning</p>	<p><b>Partial Gap</b></p> <p>LU - 3.1 Encourage the development of human-scale neighborhoods planned to be easily accessed by transit for civic, cultural and/or recreational activities. Goal 4: Encourage retention and recruitment of business and industry which provide living-wage employment</p>	<p>The city should add a policy that encourages the colocation of working-wage housing with job opportunities.</p>	<p><b>A.1.3: Encourage workforce and mixed-use housing to support businesses that provide critical amenities that support the needs of North Bend residents.</b>  <b>A.1.4: Consider and implement housing strategy recommendations</b></p>



to workers at anticipated wages.	ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs housing balance throughout the county across all income levels			from the Economic Action Plan in support of increasing housing supply and diversity. <b>B.2.5: Consider a fee reduction grant program for using the existing affordable housing tax program or state grant programs</b>
<b>MPP-H-7</b>  Expand the supply and range of housing <u>at densities to maximize the benefits of transit investments</u> , including affordable units, in <u>growth centers and station areas</u> throughout the region.	<b>H-16</b> Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.  <b>H-17</b> Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.	<b>Partial Gap</b> H - 1.3 Encourage a mix of housing types, models and densities. LU - 3.1 Encourage the development of human-scale neighborhoods planned to be easily accessed by transit for civic, cultural and/or recreational activities. LU - 3.5 Support new transit opportunities linked to residential growth.  <b>Policy Gap</b>	It is recommended that the city add policy to emphasize the importance of adapting density development policies around transit planning.  It is recommended that language is added to the housing policies to specify priority development of affordable housing near commercial and transit-oriented areas.	<b>No Aligning Actions</b>  <b>B.2.1: Consider changing the Cottage Residential zone to a Residential Medium zone to permit more housing types that pursue the purpose of this zone.</b> <b>B.2.2 Permit a wider variety of housing development in residential zones surrounding North Bend Way.</b>



				<b>B.2.4: Explore expansion of the multifamily Residential Tax exemption to encourage the development of multifamily projects affordable to working-class households.</b>
<b>MPP-H-8</b> <u>Promote the development and preservation of long-term affordable housing options in walking distance to transit by implementing zoning, regulations, and incentives.</u>	<b>H-17</b> Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.	<b>Partial Gap</b> H - 1.4 Create incentives for developers to include affordable housing voluntarily in new developments. H - 1.5 Encourage non-profit housing providers to pursue housing development opportunities that supply affordable housing while providing a high quality residential living environment. H - 1.7 Reduce impact fees for residential developments that include affordable housing for those with low or very low-incomes. H – 1.8 Seek housing assistance programs to meet the needs of low-income or other special-needs city residents, while seeking to preserve the existing subsidized housing currently located within the city. H - 1.9 Work with the King County Housing Authority and other low income housing providers to provide affordable units to households at or below 80% of median income by the end of the target period (2022).	It is recommended that language is added to support the development of income restricted housing within walking distance to transit.	<b>No Aligning Actions</b>



<p><b>MPP-H-9</b></p> <p><u>Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.</u></p>	<p><b>H-18</b></p> <p>Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:</p> <p>a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</p> <p>b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</p>	<p>H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.</p> <p>H - 1.3 Encourage a mix of housing types, models and densities.</p> <p><b>Policy Gap</b></p> <p>H - 1.4 Create incentives for developers to include affordable housing voluntarily in new developments.</p> <p>H – 4.4 Provide areas for mixed use and high density housing to support a wide range of housing options at all economic segments for residents.</p> <p>H – 4.5 Continue to allow accessory units, shared housing, cottage housing, infill development at higher densities outside of “established” or “constrained areas” and mixed-use development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas.</p>	<p>It is recommended that the city add policy to encourage affordable rentals within the jurisdiction</p>	<p><b>A.1.2: Preserve existing affordable housing units within the city</b></p> <p><b>A.1.3: Encourage workforce and mixed-use housing to support businesses that provide critical amenities that support the needs of North Bend residents.</b></p> <p><b>B.1.3: Clarify design requirements and streamline permitting for Missing Middle and multifamily residential housing types.</b></p> <p><b>B.2.4: Explore expansion of the multifamily Residential Tax exemption to encourage the development of multifamily projects affordable to working-class households.</b></p> <p><b>B.2.5: Consider a fee reduction grant program</b></p>
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	<p>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</p> <p>d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</p>	<p><b>Policy Gap</b></p> <p>H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.</p> <p>H - 1.3 Encourage a mix of housing types, models and densities.</p> <p>H – 4.5 Continue to allow accessory units, shared housing, cottage housing, infill development at higher densities outside of “established” or “constrained areas” and mixed-use development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas.</p>	<p>The city should investigate the feasibility of inclusionary and incentive based zoning schemas for affordable housing.</p>	<p>for using the existing affordable housing tax program or state grant programs.</p> <p><b>No Aligning Actions</b></p>
<p><b>MPP-H-10</b></p> <p>Encourage jurisdictions to review and streamline development standards and regulations to advance their public</p>	<p><b>H-13</b></p> <p>Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit</p>	<p>H – 1.10 Work with other governmental agencies to develop methods that can streamline the residential permit review process to reduce the impact on affordable housing development.</p> <p>ES 1.2 Regularly seek to streamline permit and approval processes and</p>	<p><b>No Policy Gap</b></p>	<p><b>Action A.2.2 Reassess Impact Fees</b></p> <p><b>Action A.2.3 Conduct a utility rate study</b></p> <p><b>Action B.1.2 Streamline the ADU process</b></p>



benefit, provide flexibility, and minimize additional costs to housing.	timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.	remove regulations that are no longer applicable. H - 1.7 Reduce impact fees for residential developments that include affordable housing for those with low or very low-incomes. H - 1.9 Work with the King County Housing Authority and other low income housing providers to provide affordable units to households at or below 80% of median income by the end of the target period (2022).		<b>Action B.1.3 Clarify design requirements and streamline permitting for Missing Middle Housing</b> <b>Action B.2.7 Create a fee reduction grant program for affordable housing</b>
<b>MPP-H-12</b>  <u>Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</u>	<b>H-6</b>  Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and	<b>Policy Gap</b>	There is no specific language about improving opportunities for Black, Indigenous, and People of Color communities. Documentation and recognition of historic racially exclusive and discriminatory land use practices should be recognized in a policy perspective. It is recommended that policies that support racial equity in planning and public investment should be made and identify impacted areas and groups within the city.	<b>No Aligning Actions</b>



	<p>practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.</p> <p><b>H-20</b>  <u>Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.</u></p>	<p><b>Partial Gap</b>  H - 1.5 Encourage non-profit housing providers to pursue housing development opportunities that supply affordable housing while providing a high quality residential living environment.</p>	<p>The city should add language to describe gaps in partnerships, nonprofits, and shared dedicated resources in racial disparities in housing.</p>	<p><b>A.3.2: Prevent displacement of senior and low-income households by marketing incentives and encouraging non-profits to develop affordable housing in the Snoqualmie Region</b></p>
<p><b>H-Action-4(Local)</b></p> <p><b>Local Housing Needs:</b>  <u>Counties and cities will conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies to achieve housing targets and affordability goals to support updates to local comprehensive plans. Analysis of housing opportunities with access to jobs and transportation options will aid review of total household costs.</u></p>	<p><b>H-4</b>  Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:</p> <p><u>A. The number of existing and projected housing units necessary to plan for and accommodate projected growth and meet the projected housing needs articulated in Tables H-1 and H-2, including:</u></p> <p><u>1. Permanent housing needs, which includes</u></p>	<p><b>Partial Gap</b>  H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.</p>	<p>The city will conduct a housing needs analysis with the most recent projections from PSRC and Washington OFM.</p> <p>Policy language could be added to the Comprehensive Plan indicating the need to update the housing needs analysis between periodic updates to track progress.</p>	<p><b>The 2024 HAP includes an HNA which analyzes all of the attributed described. Income breakdowns will be released in Spring 2023 by King County for incorporation in the Comprehensive Plan update.</b></p> <p><b>The evaluation of the effectiveness of the existing 2015 Housing policies is performed as part of the 2024 HAP as well</b></p>



	<p><u>units for moderate-, low-, very low-, and extremely low-income households and permanent supportive housing</u></p> <p><u>2. Emergency housing needs, which includes emergency housing and emergency shelters;</u></p> <p><u>B. Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median income limit (for income-restricted units);</u></p> <p><u>C. Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable;</u></p> <p><u>D. Percentage and geographic distribution of residential land zoned for moderate- and high-density housing and accessory dwelling units in the jurisdiction;</u></p> <p>E. Number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high-capacity or frequent transit service where applicable and</p>			
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	<p>regional and countywide centers;</p> <p>F. Household characteristics, by race/ethnicity:</p> <p>1. Income (median and by <u>area median income</u> bracket)</p> <p>2. Tenure (renter or homeowner)</p> <p>3. Size</p> <p>4. Housing cost burden and severe housing cost burden;</p> <p>G. Current population characteristics:</p> <p>1. Age by race/ethnicity;</p> <p>2. Disability;</p> <p>H. Projected population growth;</p> <p><u>H.</u> Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable;</p> <p>J. Ratio of housing to jobs in the jurisdiction;</p> <p>K. Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting housing needs, particularly for populations disparately impacted;</p> <p>L. The housing needs of people</p>			
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	<p>who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults;</p> <p>M. The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color; and to advance</p> <p>N. Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.</p> <p><u>H-5- Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.</u></p>			
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<p><b>H-Action-5(Local)</b></p> <p><b><u>Affordable Housing Incentives:</u></b> <u>As counties and cities plan for and create additional housing capacity consistent with the Regional Growth Strategy, evaluate techniques such as inclusionary and incentive zoning to provide affordability.</u></p>	<p><b>H-18</b></p> <p>Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by:</p> <p>1) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</p> <p>b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</p>	<p>H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.</p> <p>H - 1.3 Encourage a mix of housing types, models and densities.</p> <p><b>Policy Gap</b></p> <p>H - 1.4 Create incentives for developers to include affordable housing voluntarily in new developments.</p> <p>H – 4.4 Provide areas for mixed use and high density housing to support a wide range of housing options at all economic segments for residents.</p> <p>H – 4.5 Continue to allow accessory units, shared housing, cottage housing, infill development at higher densities outside of “established” or “constrained areas” and mixed-use development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas.</p>	<p>It is recommended that the city add policy to encourage affordable rentals within the jurisdiction</p>	<p><b>A.1.2: Preserve existing affordable housing units within the city</b></p> <p><b>A.1.3: Encourage workforce and mixed-use housing to support businesses that provide critical amenities that support the needs of North Bend residents.</b></p> <p><b>B.1.3: Clarify design requirements and streamline permitting for Missing Middle and multifamily residential housing types.</b></p> <p><b>B.2.4: Explore expansion of the multifamily Residential Tax exemption to encourage the development of multifamily projects affordable to working-class households.</b></p> <p><b>B.2.5: Consider a fee reduction grant program</b></p>
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	<p>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</p> <p>d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</p>	<p><b>Policy Gap</b></p> <p>H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.</p> <p>H - 1.3 Encourage a mix of housing types, models and densities.</p> <p>H – 4.5 Continue to allow accessory units, shared housing, cottage housing, infill development at higher densities outside of “established” or “constrained areas” and mixed-use development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas.</p>	<p>The city should investigate the feasibility of inclusionary and incentive based zoning schemas for affordable housing.</p> <p><b>No Policy Gap</b></p>	<p>for using the existing affordable housing tax program or state grant programs.</p> <p><b>Action B.1.1 Strategic marketing of business and development incentives, support, and resources</b></p> <p><b>Action B.2.2 Change the Cottage Zone to Residential Medium zone</b></p> <p><b>Action B.2.4 Explore allowing more uses in the LDR zone.</b></p>
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## Implementation Evaluation

The purpose of the evaluation is to analyze the effectiveness of North Bend's current housing policies by understanding the impact the 2015 policy had on housing development between 2015 to 2022. The following table lists the policies in the Housing Element, implementation status, success indicators and measurable outcomes, and recommendations to enhance success or realign with the Housing Action Plan.

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
H - Goal 1: Encourage a variety of housing types and densities compatibly located to meet the demands of a diverse population.				
H - 1.1 Encourage the development of single-family residential infill that would blend with surrounding homes and be more affordable and be compatible with existing neighborhoods within the city limits.	Code adoptions or amendments  Development Standards  Design Guidelines  Performance Standards	Any code adoption or amendment  Number of building permits issued for affordable housing  Number of single-family projects in the development pipeline	NBMC 18.10.020.A. Zoning Districts – Purposes LDR and CLDR Districts  NBMC 18.11 Cottage residential; Ordinance No. 1657  NBMC 18.34.050 Single-family and cottage residential design standards and guidelines.; Ordinance No. 1774, 1628, 1561  NBMC 18.10.050 Table of Performance Standards.	NBMC 18.10.020.A describes the purpose and aesthetic of the LDR and CLDR zones. These zones are predominately comprised of single-family structures and are limited to four dwelling units per acre for single-family homes and eight dwelling units per acre for cottage homes. The city could consider increasing the number of dwelling units allowed per acre for single-family residential areas or increasing what types of homes can be built-in single-family zones.  Ordinance No. 1657 was adopted in 2018 and addresses the intention of this policy by providing single family residential compatibility while providing more affordable units. The city could consider further expansion of the cottage residential zone to increase the number of single-family residences on smaller lots in proximity to city services.  Monitor the number of building permits granted for this type of development and determine its success as compared to other housing typologies.

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
			7 units permitted in two buildings for affordable housing units since 2015	
H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household makeup.	<p>Code adoptions or amendments that allow a greater diversity of housing types</p> <p>Incentives for different housing typologies</p> <p>Alternative development standards for MMH/affordable housing</p> <p>Design guidelines specifying intensity of residential development in relation to the specific geographic area</p> <p>Performance Standards</p> <p>Form-based standards</p> <p>Streamlining of permitting and/or development</p> <p>Unit or in-lieu fee provisions funding</p>	<p>Any code adoption or amendment</p> <p>Number of building permits for affordable housing and housing of various typologies</p> <p>Number of projects in the development pipeline</p> <p>Development of housing incentive programs</p>	<p>Zero building permits issued for permanent supportive and transitional housing of various typologies</p> <p>NBMC 18.10.030 Table of permitted and conditional uses.</p> <p>NBMC 18.13 Special Districts; Ordinance No. 1749</p> <p>NBMC 18.25 Administrative Adjustment to Bulk and Dimensional Standards (AATS)</p> <p>NBMC 18.10.050 Table of Performance Standards.</p>	<p>In 2021, the city codified Special Districts for Master plan overlay districts to allow for flexible development standards, promote infill, and create facilities within close proximity to residences. This City can expand the boundaries of existing Master Plan Overlay Districts to increase opportunities for diverse housing options.</p> <p>In 2021, the city adopted Form-Based Code that allows mixed use in the Downtown Commercial zoning district. The city could consider expanding the boundary of this zone.</p> <p>The city could revise the boundaries of the high-density residential zoning district.</p> <p>Alternative to expanding any of the singular zoning districts, the city could consider simplifying the zoning map to better capture the shared goals of similar zoning districts.</p> <p>The City can monitor the number of building permits issued for different styles of development to help determine the successfulness of this policy and target incentives and outreach programs more effectively.</p>

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
	subsidized affordable housing projects on public land		City of North Bend Form-Based Code (Adopted 2021): Downtown Commercial – Core and Mixed Use	
H - 1.3 Encourage a mix of housing types, models and densities.	<p>Code adoptions or amendments that allow a greater diversity of housing types in residential zones</p> <p>Form-based Standards</p> <p>Incentives for different housing typologies</p> <p>Streamlining of permitting and/or development</p> <p>Unit or in-lieu fee provisions funding subsidized affordable housing projects on public land</p>	<p>Any code adoption or amendment</p> <p>Number of permits issued to housing of various typology</p> <p>Number of projects in the development pipeline</p> <p>Development of housing incentive programs</p>	<p>NBMC 18.10.030 Table of permitted and conditional uses.</p> <p>NBMC 18.13 Special Districts; Ordinance No. 1749</p> <p>NBMC 18.25 Administrative Adjustment to Bulk and Dimensional Standards (AATS)</p> <p>NBMC 18.10.050 Table of Performance Standards.</p> <p>City of North Bend Form-Based Code (Adopted 2021):</p>	<p>The city can monitor the number of building permits issued for different styles of development to help determine the successfulness of this policy and target incentives and outreach programs more effectively.</p> <p>The city could expand the boundaries of the high-density residential zoning district or master plan overlay districts to increase the percentage of land available to larger diversity of housing typologies.</p> <p>The city could consider combining this policy and H-1.2 as they have a similar intent of increasing housing types and densities to meet a range of needs. Policy 1.2 focuses on the user demand while 1.3 is supply-side oriented.</p>

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
			<p>Downtown Commercial – Core and Mixed Use</p> <p>337 units permitted for ADU's, middle housing (townhomes, duplexes, triplexes, etc), and denser housing typologies (apartments, condos)</p>	
H - 1.4 Create incentives for developers to include affordable housing voluntarily in new developments.	<p>Code adoptions or amendments</p> <p>Form-based standards</p> <p>Affordable Housing Incentive Programs</p> <p>Federal and state grant funding</p> <p>Non-profit partnerships specializing in affordable housing funding and policy</p>	<p>Any code adoption or amendments</p> <p>Affordable housing incentive programs such as density bonuses within the urban growth area, height and bulk bonuses, fee waivers or exemptions, parking reductions, or expedited permitting.</p>	<p>Exemption to park impact fees, fire impact fees, relaxed parking requirements for deed restricted affordable housing.</p> <p>City of North Bend Form-Based Code (Adopted 2021): Downtown Commercial – Affordable Housing Provision, increase in maximum size for deed restricted affordable housing</p>	NBMC 3.10.010.B determines a tax of 0.0073 percent for affordable housing. The city could consider raising this tax to increase available funding for affordable housing development. The City could also consider entering a regional housing fund for meeting mutual needs.

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
		<p>Local/Affordable Housing Fund</p> <p>Number of building permits issued to affordable housing</p> <p>Number of projects in the development pipeline</p>	<p>NBMC 3.10 Sales and Use Tax for Affordable Housing</p> <p>NBMC 18.36 Transfer of Development Rights (TDR)</p> <p>\$0 collected and allocated towards the development of affordable housing</p> <p>7 units permitted in two buildings for affordable housing units since 2015</p>	
H - 1.5 Encourage non-profit housing providers to pursue housing development opportunities that supply affordable housing while providing a high-quality residential living environment.	<p>Design standards</p> <p>Affordable housing incentive programs</p> <p>Incentive zoning</p> <p>Programs, policies, or partnerships</p> <p>Federal and state grant funding and tax credit</p>	<p>Number of permits for affordable housing</p> <p>Number of projects in the development pipeline</p>	<p>7 units permitted in two buildings for affordable housing units since 2015</p> <p>NBMC 3.10 Sales and Use Tax for Affordable Housing; Ordinance No. 1721</p>	<p>NBMC 3.10.010.B determines a tax of 0.0073 percent for affordable housing. The City could consider raising this tax to increase available funding for affordable housing development.</p> <p>Consider mixed-income development in high density residential zone, zones that allow mixed use, or special districts. The City could consider policies reducing number of floor plan/section requirements for non-profit housing providers developing affordable housing in targeted zones</p>

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
	programs such as LIHTC or HOME programs	<p>Non-profit partnerships and programming</p> <p>Financial support of housing trust fund or partnership</p> <p>A decrease in the number of low-income residents that are cost-burdened</p>	<p>Membership in Regional Affordable Housing Task Force</p> <p>Zero dollars allocated to North Bend affordable housing projects by federal, state, and regional distribution programs</p> <p>Zero LIHTC credits received</p>	The city should seek out federal and state grant funding, such as LIHTC, HOME, or other financial partnerships to encourage non-profit affordable housing development. a
H - 1.6 Work with King County to develop affordable housing opportunities within the Snoqualmie Valley communities.	<p>Interjurisdictional coordination</p> <p>Programs, policies, and partnerships</p> <p>Regional housing needs assessments and housing action plans</p>	<p>Collaborations with King County</p> <p>Partnerships</p> <p>Number of building permits issued for affordable housing units</p> <p>Number of projects in the development pipeline for</p>	<p>Member of Sound Cities Association and Regional Affordable Housing Task Force</p> <p>Recipient of CDBG and ESG funds per King County Consortium: Consolidated Housing and Community Development Plan 2020-2024</p>	<p>Continue to develop a partnership and create affordable housing opportunities with King County and the communities of Snoqualmie Valley.</p> <p>Implement housing action and strategies laid out in the regional and city-based housing action plans.</p> <p>Work closely with surrounding jurisdictions to ensure affordable housing is located in areas with services, amenities, and public transit access, particularly along the 202, 203, and I-90 corridors.</p> <p>The city could benefit from further collaboration with regional planning agencies via increased transparency</p>



Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
		affordable housing	2023 Regional housing needs assessment and housing action plan  7 units permitted in two buildings for affordable housing units since 2015	and reporting of permit and construction data of various housing typologies and affordability levels.
H - 1.7 Reduce impact fees for residential developments that include affordable housing for those with low or very low-incomes.	Fee analysis determining  Code adoptions or amendments eliminating or reducing impact fees for affordable residential development at low and very-low income levels	Any code adoption or amendment  Number of building permits for affordable housing units as a result of reduced impact fees  Number of projects in the development pipeline  A reduction in the number of low or very low-income residents that are cost-burdened.	Exemption to park impact fees, fire impact fees, relaxed parking requirements for deed restricted affordable housing.  7 units permitted in two buildings for affordable housing units since 2015  Reduction of cost burdened households in North Bend: in 2011-2015, 32% cost burdened, in 2015-2019, 25% cost burdened.	This policy has been met. However, it is recommended that the city continues to revisit and revise impact fee schedules for the provision of low-income housing. Periodic updates of the Housing Needs Assessments are recommended to track changes to community needs and gaps in housing.

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
H – 1.8 Seek housing assistance programs to meet the needs of low-income or other special-needs city residents, while seeking to preserve the existing subsidized housing currently located within the city.	<p>Conduct housing needs assessments to determine population needs</p> <p>Federal, state and regional funding programs, such as CDBG and HOME grants, plus tax credits for low-income housing development</p> <p>Interjurisdictional partnerships such as ARCH</p> <p>Non-profit partnerships specializing in housing assistance, transitional, and permanent supportive housing</p> <p>Advertising of financial assistance programs</p>	<p>An inventory of or program development for housing assistance.</p> <p>A reduction in the number of low or very low-income residents that are cost-burdened.</p> <p>Marketing material for financial assistance programs.</p> <p>Preservation of existing subsidized housing.</p>	<p>No housing assistance programs on city website.</p> <p>City has a utility bill assistance program enacted during COVID-19 in 2020, reducing transportation fees.</p> <p>Subsidized housing properties retained since 2015 include Cascade Park, Si View, Sno Ridge Apartments.</p>	<p>Provide housing assistance resources on the city website.</p> <p>Develop partnerships with housing assistance non-profits and develop public outreach strategies to disseminate information and resources.</p>
H - 1.9 Work with the King County Housing Authority and other low income housing providers to provide affordable units to households at or below	<p>Interjurisdictional coordination</p> <p>Programs, policies, and partnerships</p>	<p>A reduction in the number of low or very low-income residents that are cost-burdened.</p>	<p>Joined Regional Affordable Housing Task Force in 2017</p> <p>\$0 Awarded through CDBG and ESG funds per King</p>	<p>Continue to develop a partnership and create affordable housing opportunities with King County and the communities of Snoqualmie Valley. This includes the reporting of relevant data on net change of cost-burdened households and the number of units developed.</p>

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
80% of median income by the end of the target period (2022).	Affordable Housing Incentive Programs	<p>Number of building permits issued for affordable housing units</p> <p>Number of projects in the development pipeline</p> <p>Subsidized housing</p>	<p>County Consortium: Consolidated Housing and Community Development Plan 2020-2024</p> <p>Net change of households at or below 80% of median income</p> <p>7 units permitted in two buildings for affordable housing units since 2015</p> <p>\$734,518.11 collected by 2022 from impact fees for affordable housing</p>	<p>Implement housing action and strategies laid out in the regional and city-based housing action plans.</p> <p>Work closely with surrounding jurisdictions to ensure affordable housing is located in areas with services, amenities, and public transit access, particularly along the 202, 203, and I-90 corridors.</p>
H – 1.10 Work with other governmental agencies to develop methods that can streamline the residential permit review process to reduce the impact on affordable housing development.	<p>Interjurisdictional/intergovernmental coordination</p> <p>Streamlined permit review process</p> <p>Regional housing needs assessment and action plan</p>	<p>Collaborative efforts with other governmental agencies</p> <p>An increase in the number of affordable housing units</p>	<p>Snoqualmie Regional Housing Needs Assessment and Action Plan</p> <p>7 units permitted in two buildings for affordable housing units since 2015</p>	<p>Implement the strategies and actions in the 2023 Regional Action Plan and the North Bend Housing Action Plan.</p> <p>Corroborate successes and challenges in streamlining permit review for affordable housing development with inter-jurisdictional partners by sharing monitored data.</p>

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
	Affordable Housing Incentive Programs	across surrounding jurisdictions	NBMC 18.10.020.B: Purposes – HDR District  NBMC 18.27 Development Agreements	
<b>H - Goal 2: Promote residential neighborhoods that contain the necessary public amenities and support facilities that contribute to a high quality of life for North Bend residents:</b>				
H – 2.1 Consider development of parks and recreational facilities jointly with the School District and Si View Metropolitan Park District.	Impact fees  Zoning Designation	Number of parks and recreational facilities in subject area  Number of projects in the development pipeline	Tennant Trailhead Park Master Plan and Trail Planit in partnership with Si View Metropolitan Park District	Consider moving this to the land use or parks element of the comprehensive plan. While parks and recreational facilities increase the quality of life in residential communities, this policy might best serve its purpose in the land use or parks element of the comprehensive plan. This policy may also create inequalities in neighborhood investment.
H – 2.2 Encourage the formation of neighborhood or homeowners associations to help develop a sense of community within a particular neighborhood.	Programs, policies, and partnerships  Community engagement and development of neighborhood association program	Neighborhood or homeowners associations developed between 2015-2022  Inventory of neighborhood and	Approximately three HOAs formed since 2015  No list of neighborhood or homeowners associations on City website	This policy has been met. However, the City could include a list of the existing neighborhood and homeowners associations and resources for residents on the city website.

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
	City webpage on resources and associations	homeowners associations on the City website		
H – 2.3 Seek to create or to retain and protect links to a Citywide Trail System that connects neighborhoods with areas of commerce in an effort to promote alternative transportation systems.	<p>Park or transportation Impact fees</p> <p>Project feasibility study</p> <p>Comprehensive plan capital improvement projects from transportation, land use, or parks element</p>	<p>Funding raised and allocated towards the development of a Citywide Trail System from park or transportation impact fees</p> <p>Completed capital improvement projects from the transportation, land use, or parks element</p>	<p>Five relevant public projects completed or in the pipeline</p> <p>Completions of initial feasibility work/plan for the trail</p> <p>\$4.8 Million total allocated to the Citywide Trail project from public and private sectors</p> <p>Tennant Trailhead Park Master Plan in partnership with Si View Metropolitan Park District</p>	Consider moving this to the land use, transportation, or parks element of the comprehensive plan. Mention of this should be made in the land use element for the promotion of physical activity.
H - Goal 3: The City should encourage the preservation and rehabilitation of the existing housing stock as a means of providing affordable housing.				
H - 3.1 Enforce building maintenance codes, and health and safety codes	Code enforcement information on City	Records of code violations or reports of code	NBMC 1.20: Code Enforcement, Ordinance No 1585	Update the City's website to include a way for community residents to report code violations.

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
for the City's housing stock.	website or internal city tracking	violations per parcel	Resources and city contacts provided on the North Bend's website  Complaint-driven enforcement of code violations.	
H - 3.2 Encourage the preservation of affordable older residential structures to maintain the available housing stock.	Code amendment or adoption to encourage preservation of older residential housing stock.  Code enforcement information on City website or internal city tracking  Preservation/rehabilitation programs  Public Outreach Strategy to disseminate financial resources and incentives to residents and developers  Non-profit partners or interjurisdictional coordination	Any code adoption or amendment  Records of code violations or reports of code violations per parcel  Number of building permits issued for remodeling existing affordable housing units  Number of projects in the development pipeline	Complaint-driven enforcement of code violations.  No code amendment or adoption  No preservation/rehabilitation programs  No public outreach or marketing materials  Regional Affordable Housing Task Force participation  Recipient of CDBG and ESG funds per	The City could adopt or amend the municipal code to include language regarding the preservation of existing affordable housing stock.  Develop preservation/rehabilitation programs and demonstrate outreach to the public via marketing materials and updating the City website.  Implement policies, strategies, and actions developed from partnerships that protect existing affordable housing stock.

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
	Marketing of financial resources and incentives	<p>Development of preservation/rehabilitation program and incentives</p> <p>Marketing of preservation/rehabilitation resources</p> <p>Non-profit partnerships</p>	King County Consortium: Consolidated Housing and Community Development Plan 2020-2024: \$0 collected and allocated to preservation	
H - 3.3 Work to preserve and physically improve existing mobile home parks as a means of preserving affordable housing.	<p>Preservation/rehabilitation programs</p> <p>Performance Standards</p>	<p>Development of preservation/rehabilitation program and incentives</p> <p>Number of building permits issued for the remodel or development of existing mobile homes</p> <p>Number of projects in the development pipeline</p>	<p>NBMC Title 16 Mobile Homes 16.12: Construction and Use Regulations</p> <p>MBMC 16.16 Health and Safety</p> <p>NBMC 18.10.050 Table of Performance Standards</p> <p>Zero building permits issued for the remodeling of existing or development of new mobile homes</p>	<p>Ordinances pertaining to mobile homes were passed in 1967. Some code amendments were passed in 2012. New mobile home parks are banned in the city for development, however individual property owners can propose to build individual mobile homes on their properties. <b>It is questionable what the ultimate intent of H-3.3 is in terms of a means to provide affordable housing since it is unlikely that an individual who needs an affordable option would be able to purchase land in the areas of the city that allow mobile homes.</b></p> <p>Monitor the number of building permits issued for the remodel of mobile or manufactured homes. Identify barriers to physical improvements to preserving mobile homes. Strategize and implement a course of action to preserve existing affordable housing stock and ensure affordability, through policies, programs, and regulation, into the future.</p>

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
				<b>It is recommended that this policy is revised or re-evaluated to consider barriers in the Zoning Code that prevent mobile homes from being an effective solution to more affordable housing opportunities</b>
H - 3.4 Seek ways of maintaining and increasing the availability of low-income housing through pursuit of Community Development Block Grant funds for housing repair and maintenance, developing links with affordable housing providers.	<p>Application for CDBG and other funding sources</p> <p>Preservation/rehabilitation programs</p> <p>Interjurisdictional coordination</p> <p>Partnerships with affordable housing providers</p> <p>Incentive programs or reduced development regulations for low-income housing units</p>	<p>Number of building permits issued for new low-income housing units</p> <p>Number of pre-applications for affordable and subsidized housing projects</p> <p>Number of applications for low-income housing repair and maintenance</p> <p>Amount of funds secured for low-income housing repair and maintenance</p>	<p>\$0 won for low-income housing repair and maintenance</p> <p>Recipient of CDBG and ESG funds per King County Consortium: Consolidated Housing and Community Development Plan 2020-2024: \$0 collected and allocated for increasing availability of low-income housing</p>	<p>It is recommended that the city continue to apply for CDB grants.</p> <p>It is recommended that the city determine other sources of sustainable funding to use for investment in low-income housing repair and maintenance,</p> <p>The City should seek interjurisdictional projects that have a collective benefit for housing for the region,</p> <p>Careful attention can be paid to developing new partnerships and enhancing existing partnerships, actively reaching out and incentivizing for these partnerships,</p> <p>The city could create a position dedicated to finding grant funding and conducting programs to create more affordable housing</p>
H - Goal 4: The City of North Bend should provide adequate land capacity for forecasted population and residential growth within its city limits and Urban Growth Area in order to promote stable housing prices, foster affordability and broaden housing choices.				



Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
H – 4.1 Allow for density flexibility in housing development in order to meet population forecasts.	<p>Code adoption or amendments regarding the adjustment of minimums, maximums, or residential densities</p> <p>Flexible development standards to incentivize high density housing development</p>	<p>Any code adoption or amendments for flexible development standards</p> <p>Number of permits issued for multifamily developments, missing middle housing, or non-single family residential housing</p> <p>Number of projects in the development pipeline</p>	<p>NBMC 18.13 Special Districts; Ordinance 1749</p> <p>No changes to NBMC 18.25 Administrative Adjustment to Bulk and Dimensional Standards (AATS); adopted prior to 2015</p> <p>NBMC 18.26 Variances</p> <p>NBMC 18.27 Development Agreements</p> <p>337 units permitted for multi-family developments, missing middle housing, or non-single family residential housing.</p>	<p>The city could consider not permitting single family detached dwellings in HDR- High Density Residential Districts.</p> <p>The City could increase the number of units allowed, establish minimum density requirements, or decrease maximum lot sizes in LDR-Low Density Residential zoning districts. Development standards or form-based code could preserve the single-family residential aesthetic without compromising housing units.</p> <p>The City could expand the HDR - High Density Residential zoning district.</p>
H – 4.2 Promote opportunities for infill housing within the	Code adoption or amendments for new housing forms	Code adoption or amendment on permitted housing	NBMC 18.10.030 Table of permitted	North Bend’s Form-Based Code meets to intention of this policy. However, the City could consider rezoning to expand the boundaries of the downtown

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
downtown area that provide a mix of housing types, prices, and densities.	<p>Design Standards</p> <p>Form-based standards</p> <p>Downtown Subarea Plan</p> <p>Incentives for different housing typologies or infill parcels such as maps indicating opportunities for infill or infill incentive areas</p>	<p>types and densities</p> <p>Number of permits issued for different housing typologies</p> <p>Number of projects in the development pipeline</p> <p>Number of times incentives were used for the development of infill housing in the downtown area</p>	<p>and conditional uses</p> <p>City of North Bend Form-Based Code (Adopted 2021): Downtown Commercial – Core and Mixed Use</p> <p>19 permits were issued for 337 non-SFR units since 2015</p>	<p>commercial district or expand the boundaries of the high density residential zoning district closer to the downtown area.</p> <p>A Downtown Master Plan was developed in 2008. Consideration can be made as to whether the policies and vision have been met and need to be revisited.</p>

<p>H – 4.3 Develop zoning regulations that will provide incentives to implement county wide planning policy targets for housing affordability as new housing development is permitted.</p>	<p>Code adoption or amendments</p> <p>Form-based standard</p> <p>Housing Incentive Programs</p>	<p>Any code adoption or amendment</p> <p>Number of building permits issued for affordable housing</p> <p>Number of projects in the development pipeline</p> <p>Development of affordable housing incentive programs</p>	<p>City of North Bend Form-Based Code (Adopted 2021):</p> <p>Downtown Commercial – Affordable Housing Provision for Increase to Maximum Size</p> <p>NBMC 18.25 Administrative Adjustment to Bulk and Dimensional Standards (AATS)</p> <p>7 units permitted in two buildings for affordable housing units since 2015</p>	<p>Allow forms of missing middle housing in all residential zoning districts and maintain portion of affordable housing units through deed restrictions or other affordable housing development techniques in all residential districts.</p> <p>Consider further distinguishing between affordable housing and attainable housing at various income levels.</p>
<p>H – 4.4 Provide areas for mixed use and high-density housing to support a wide range of housing options at all economic segments for residents.</p>	<p>Code adoption or amendment for a change in zoning designations</p> <p>Mixed use development or zoning district</p> <p>Development Standards</p>	<p>Any code adoption or amendment for mixed-use or high-density residential zones</p> <p>Number of building permits issued for mixed use or high density units</p>	<p>NBMC 18.10.030 Table of permitted and conditional uses.</p> <p>NBMC 18.13 Special Districts; Ordinance No. 1749</p> <p>NBMC 18.25 Administrative Adjustment to Bulk</p>	<p>Mixed-use development is permitted in HDR, NB, DC, IC, and MIU zoning districts. Higher density is permitted in HDR. The intention of this policy has been met. However, to accommodate more housing options, the city could consider rezoning to expand the boundaries of these districts.</p>

		Number of projects in the development pipeline	and Dimensional Standards (AATS)  City of North Bend Form-Based Code (Adopted 2021): Downtown Commercial – Core and Mixed Use  8 permits issued for 259 multifamily units since 2015	
H – 4.5 Continue to allow accessory units, shared housing, cottage housing, infill development at higher densities outside of “establish” or “constrained areas” and mixed-use development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas.	Code adoption or amendment Development Standards	Any code adoption or amendment  Number of building permits issued for accessory dwelling units, shared housing, infill development and other forms of housing like cottage housing, townhomes, duplexes, triplexes, and multifamily units	NBMC 18.10.030 Table of permitted and conditional uses.  NBMC 18.13 Special Districts; Ordinance No. 1749  NBMC 18.25 Administrative Adjustment to Bulk and Dimensional Standards (AATS)  City of North Bend Form-Based Code (Adopted 2021): Downtown Commercial	Monitor the number of permits issued for various housing typologies and densities. Determine the effectiveness of development code in providing opportunities for these housing types.  Allow accessory units, shared housing, cottage housing, infill development in more zoning districts.  Expand the boundaries of mixed-use development and high density residential.

		Number of projects in the development pipeline	19 building permits issued for 337 accessory dwelling units, cottage housing, multi-family units, and mixed-use units total since 2015	
<b>H- Goal 5: Support and provide for the availability of housing for residents of North Bend with special housing needs, excluding Secure Community Transition Facilities as defined in Washington State Law.</b>				
H – 5.1 Support the preservation and development of special needs housing in North Bend that serves both city residents and those in surrounding communities.	<p>Programs, policies, and partnerships</p> <p>Local/affordable housing fund</p> <p>Housing Needs Assessment and Housing Action Plan</p>	<p>Number of building permits issued for the development or the remodel of special needs housing units</p> <p>Number of projects in the development pipeline</p> <p>Funding allocated to special need housing</p> <p>Development and preservation programs for</p>	<p>NBMC 18.10.030 Table of permitted and conditional uses.</p> <p>NBMC 3.10 Sales and Use Tax for Affordable Housing; Ordinance No. 1721</p> <p>2023 Regional and City-wide Housing Needs Assessment and Housing Action Plan</p> <p>\$0 allocated towards special needs housing</p>	<p>Implement strategies and action in the 2023 Regional Housing Action Plan and the North Bend Housing Action Plan regarding special needs housing. Specific language delineating what is considered “special needs housing” creates more clear language within the Zoning Code.</p> <p>Continue to raise funds for and monitor the needs of the city and surrounding communities.</p> <p>North Bend should continue marketing, networking, and engaging with potential special needs housing providers under a public engagement strategy for housing.</p>

		special needs housing  Regional and City-wide Housing Needs Assessment and Housing Action Plan	\$0 building permits issued for the development or the remodel of special needs housing units	
H – 5.2 Encourage and promote partnerships with public and private agencies, as well as developers, that provide funding for housing opportunities for those with special needs.	Programs, policies, and partnerships  Local/affordable housing fund	Number of building permits issued for the development or the remodel of special needs housing units  Number of projects in the development pipeline  Funding allocated to special need housing  Public and private partnerships	Zero building permits issued for the development or the remodel of special needs housing units  \$0 collected and allocated towards special needs housing  NBMC 3.10 Sales and Use Tax for Affordable Housing; Ordinance No. 1721  Recipient of CDBG and ESG funds per King County Consortium: Consolidated Housing and Community	<b>Has this policy been met? Have partnerships been made to develop funding for special needs housing? Is this a part of the Sales and Use Tax for Affordable Housing? More information from the city is needed to create a specific recommendation.</b>

			Development Plan 2020-2024	
H – 5.3 Evaluate potential regulatory obstacles and ensure that codes or ordinances do not restrict development of special needs housing within North Bend.	<p>Code adoption or amendment</p> <p>Housing barriers study</p> <p>Engagement with developers/non-profits</p> <p>Consolidated resources including tip sheets, resources on the city website, programmatic fee adjustments for specific projects</p>	<p>Any code adoption or amendment</p> <p>Number of building permits issued for the development or the remodel of special needs housing units</p> <p>Number of projects in the development pipeline</p>	<p>NBMC 18.10.030 Table of permitted and conditional uses.</p> <p>Zero building permits issued for the development or the remodel of special needs housing units</p> <p>Zero projects in the development pipeline for the development or remodeling of special needs housing</p> <p>Continued planning for attainable housing through the HAP and 2024 Comprehensive plan cycle.</p>	<p>Adult family homes are permitted in all residential and commercial uses except for neighborhood business and interchange commercial zoning districts. Permanent supportive housing and transitional housing are conditionally permitted in all zones except for Industrial EP-2 and Public Facilities POSPF.</p> <p>The code is not prohibitive of these types of housing. It is recommended the code specifically defines what falls under “special needs housing”.</p> <p>It is recommended that the city analyze potential barriers to special needs housing development.</p> <p>It is recommended that the city create public-facing resources to encourage and remove barriers relevant to the development of special needs housing.</p>
<b>H-Goal 6: Support and provide for the ability to age in place safely, independently and comfortably, regardless of age, income or ability level.</b>				
H – 6.1 Empower older adults, their families, and other consumers to	Program, policies, and partnerships	Development of programs for aging in place	City website provides housing	Implement strategies and action in the 2023 Regional Housing Action Plan and the North Bend Housing Action Plan regarding special needs housing.

make informed decisions and to easily access available services	Public outreach or marketing of services	Created and distributed outreach materials	resources for seniors	<p>Continue to monitor the housing needs of an aging population and determine if the city is meeting those needs.</p> <p>The city could refer to the Washington State Plan on Aging which include goals, strategic objectives, measures, and strategic focus areas to inform services that can be paired with the housing needs of an aging population.</p>
H – 6.2 Enable older adults to age in their place of choice with appropriate services	<p>Programs, policies, and partnerships that are anti-displacement by nature such as stimulating affordable housing development, preserving existing affordable units, establishing funding mechanisms, providing a diversity of housing sizes, etc.</p> <p>Public outreach</p>	<p>Development of programs/partnerships for aging in place</p> <p>Created and distributed outreach materials</p> <p>Number of building permits issued for residential units in proximity to a variety of services</p> <p>Number of projects in the development pipeline</p>	<p>Member of Sound Cities Association and Regional Affordable Housing Task Force</p> <p>City website provides housing resources for seniors</p> <p>79 residential units permitted in the downtown area</p>	<p>Implement strategies and action in the 2023 Regional Housing Action Plan and the North Bend Housing Action Plan regarding special needs housing.</p> <p>Continue to monitor the housing needs of an aging population and determine if the city is meeting those needs.</p> <p>Continue to encourage more affordable small sized and single story units.</p> <p>The city could refer to the Washington State Plan on Aging which include goals, strategic objectives, measures, and strategic focus areas to inform services that can be paired with the housing needs of an aging population.</p>



H – 6.3 Prepare North Bend for an aging population	<p>Programs, policies, and partnerships that are anti-displacement by nature such as stimulating affordable housing development, preserving existing affordable units, establishing funding mechanisms, providing a diversity of housing sizes, etc.</p> <p>Concurrent development with services catering to an aging population</p> <p>Public outreach</p>	<p>Development of programs for aging in place</p> <p>Created and distributed outreach materials</p> <p>Number of building permits issued for residential units in proximity to a variety of services</p> <p>Number of projects in the development pipeline</p>	<p>NBMC 18.10.030 Table of permitted and conditional uses.</p> <p>Member of Sound Cities Association and Regional Affordable Housing Task Force</p> <p>City website provides housing resources for seniors</p> <p>79 residential units permitted in the downtown area</p>	<p>Homes for the elderly and related are permitted in all residential and commercial zones except for constrained low-density and interchange commercial.</p> <p>Implement strategies and actions in the 2023 Regional Housing Action Plan and the North Bend Housing Action Plan regarding special needs housing.</p> <p>Continue to monitor the housing needs of an aging population and determine if the city is meeting those needs.</p> <p>Continue to encourage more affordable small sized and single story units.</p> <p>The city could refer to the Washington State Plan on Aging which includes goals, strategic objectives, measures, and strategic focus areas to inform services that can be paired with the housing needs of an aging population.</p> <p><b>It is recommended this policy is combined with H-6.2 due to similar intent, implementation process, and monitoring metrics.</b></p>
H – 6.4 Strive to make the City of North Bend accessible, safe, and inclusive for children, youth, families, adults, and the elderly	<p>Programs, policies, and partnerships expanding the variety of homeownership rental opportunities and a variety of housing types</p> <p>Master planned developments or</p>	<p>Development of community programs</p> <p>Funding collected and allocated towards schools, police, parks, transportation,</p>	<p>NBMC 18.10.030 Table of permitted and conditional uses.</p> <p>Member of Sound Cities Association and Regional</p>	<p><b>This policy reads as more of a human health and land use policy, it is recommended this policy is relocated to the Land Use Element. The policy relates to Goal 6 however it is not actionable, it is written in a vague way with no clear implementation approach.</b></p>

	<p>development agreements that conditionally require amenity provisions such as parks, greenspaces, health services, etc..</p> <p>Development guidelines and standards that increase passive surveillance through massing and building orientation</p> <p>Impact fees</p>	affordable housing etc.	<p>Affordable Housing Task Force</p> <p>City website provides housing resources for seniors</p> <p>\$734,518.11 collected by 2022 from impact fees for affordable housing</p>	<p>Homes for the elderly and related are permitted in all residential and commercial zones except for constrained low-density and interchange commercial.</p> <p>Implement strategies and action in the 2023 Regional Housing Action Plan and the North Bend Housing Action Plan regarding special needs housing.</p> <p>Continue to monitor the housing needs of an aging population and determine if the city is meeting those needs.</p> <p>Continue to collect and allocate funds for concurrent development.</p> <p>The city could refer to the Washington State Plan on Aging which includes goals, strategic objectives, measures, and strategic focus areas to inform services that can be paired with the housing needs of an aging population.</p>
H – 6.5 Allow people to age in place, be it in their homes or neighborhoods, by encouraging the development of neighborhoods that provide a mix of housing typologies and sizes to accommodate a broad range of lifestyles and abilities.	<p>Program, policies, and partnerships</p> <p>Development standards</p> <p>Performance standards</p> <p>Form-based standards</p> <p>Incentives for different housing typologies</p>	<p>Development of community programs</p> <p>Number of building permits issued for non-single family residential development in proximity to City</p>	<p>NBMC 18.10.030 Table of permitted and conditional uses.</p> <p>NBMC 18.10.050 Table of Performance Standards.</p> <p>City of North Bend Form-Based Code</p>	<p>Homes for the elderly and related are permitted in all residential and commercial zones except for constrained low-density and interchange commercial.</p> <p>Implement strategies and action in the 2023 Regional Housing Action Plan and the North Bend Housing Action Plan regarding special needs housing.</p> <p>Continue to monitor the housing needs of an aging population and determine if the city is meeting those needs.</p>

		<p>services and amenities</p> <p>Number of projects in the development pipeline</p>	<p>(Adopted 2021): Downtown Commercial – Core and Mixed Use</p> <p>Member of Sound Cities Association and Regional Affordable Housing Task Force</p> <p>City website provides housing resources for seniors</p> <p>19 building permits issued for 337 accessory dwelling units, cottage housing, multi- family units, and mixed-use units total since 2015</p>	<p>The city could refer to the Washington State Plan on Aging which include goals, strategic objectives, measures, and strategic focus areas to inform services that can be paired with the housing needs of an aging population.</p>
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## Appendix E: Final Bill Report for E2SHB 1923

### FINAL BILL REPORT E2SHB 1923

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**C 348 L 19**

Synopsis as  
Enacted

**Brief Description:** Increasing urban residential building capacity.

**Sponsors:** House Committee on Appropriations (originally sponsored by Representatives Fitzgibbon, Macri, Appleton, Doglio, Dolan, Santos and Frame).

**House Committee on Environment & Energy**

**House Committee on Appropriations**

**Senate Committee on Housing Stability & Affordability**

**Senate Committee on Ways & Means**

#### **Background:**

##### Growth Management Act.

The Growth Management Act (GMA) is the comprehensive land use planning framework for counties and cities in Washington. Originally enacted in 1990 and 1991, the GMA establishes land use designation and environmental protection requirements for all Washington counties and cities. The GMA also establishes a significantly wider array of planning duties for 29 counties, and the cities within those counties, that are obligated to satisfy all planning requirements of the GMA. These jurisdictions are sometimes said to be "fully planning" under the GMA.

The GMA directs fully planning jurisdictions to adopt internally consistent comprehensive land use plans. Comprehensive plans are implemented through locally adopted development regulations, and both the plans and the local regulations are subject to review and revision requirements prescribed in the GMA. In developing their comprehensive plans, counties and cities must consider various goals set forth in statute. These goals include:

- *Urban Growth.* Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- *Housing.* Encourage the availability of affordable housing to all economic segments of the population of Washington, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- *Public Facilities and Services.* Ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*

Counties that fully plan under the GMA must include a plan, scheme, or design for different types of land use areas, including Urban Growth Areas (UGAs)—areas within which urban growth must be encouraged and outside of which growth can occur only if it is not urban in nature. Planning jurisdictions must include within their UGAs sufficient areas and densities to accommodate projected urban growth for the succeeding 20-year period. In addition, cities must include sufficient areas to accommodate the broad range of needs and uses that will accompany the projected urban growth, including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

#### State Environmental Policy Act.

The SEPA establishes a review process for state and local governments to identify environmental impacts that may result from governmental decisions, such as the issuance of permits or the adoption of land use plans. The SEPA environmental review process involves a project proponent or the lead agency completing an environmental checklist to identify and evaluate probable environmental impacts. Government decisions that the SEPA-checklist process identifies as having significant adverse environmental impacts must then undergo a more comprehensive environmental analysis in the form of an Environmental Impact Statement (EIS). Decisions made under SEPA may generally, although not always, be appealed, first at the administrative level, and then at the judicial level.

#### State Environmental Policy Act—Subarea Plans.

A city with a population greater than 5,000 may adopt optional elements of its comprehensive plans and optional development regulations that apply within specified subareas of the cities that are either: areas designated as mixed-use or urban centers in a land use or transportation plan adopted by a regional transportation planning organization; or areas within 0.5 miles of a major transit stop that are zoned to have an average minimum density of 15 dwelling units or more per gross acre.

#### State Environmental Policy Act—Categorical Exemptions.

Under SEPA, certain nonproject actions are categorically exempted from the requirements of SEPA. Examples of categorically exempt nonproject actions include certain amendments to development regulations and certain amendments to technical codes.

#### State Environmental Policy Act—Categorical Exemptions—Infill Development.

Counties and cities planning fully under GMA may establish categorical exemptions from the requirements of SEPA to accommodate infill development. Locally authorized categorical exemptions may differ from the categorical exemptions established by the Department of Ecology by rule. Under the infill development categorical exemption, cities and counties may adopt categorical exemptions to exempt government action related to development that is new residential development, mixed-use development, or commercial development up to 65,000 square feet, under certain circumstances.

#### **Summary:**

#### Increased Residential Building Capacity and Housing Affordability.

Cities planning fully under the Growth Management Act (GMA) are encouraged to take two or more of the following actions in order to increase residential building capacity:

- authorize development of at least 50 residential units per acre in one or more areas of not fewer than 500 acres that include one or more train stations served by commuter rail or light rail;
- authorize development of an average of at least 25 residential units per acre in one or more areas of not fewer than 500 acres in cities with a population greater than 40,000, or areas of not fewer than 250 acres in cities with a population less than 40,000, that include one or more bus stops served by scheduled bus service of at least four times per hour for 12 or more hours per day;
- authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure or physical constraint that would make this requirement unfeasible for a particular parcel;
- authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences;
- authorize accessory dwelling units on all lots located in zoning districts that permit single-family residences, subject to certain restrictions;
- adopt a subarea plan pursuant to the State Environmental Policy Act (SEPA);
- adopt a planned action pursuant to the planned action provisions of SEPA, except that an Environmental Impact Statement (EIS) need not be prepared for such a planned action;
- adopt increases in categorical exemptions pursuant to the infill development provisions of SEPA for single-family and multifamily development;
- adopt a form-based code in one or more zoning districts that permit residential uses;

- authorize a duplex on each corner lot within all zoning districts that permit single-family residences;
- allow for the division or redivision of land into the maximum number of lots through the short subdivision process; and
- authorize a minimum net density of six dwelling units per acre in all residential zones.

Cities planning fully under the GMA may adopt a housing action plan. The goal of the housing action plan must be to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes. The housing action plan should, among other things, quantify existing and projected housing needs for all income levels and develop strategies to increase the supply of housing, and should consider strategies to minimize displacement of low-income residents resulting from redevelopment and review and evaluate the current housing element.

If taken prior to April 1, 2021, the actions taken by a city to implement the residential building capacity elements described above, with the exception of the adoption of a sub-area plan, are exempt from administrative or judicial appeal under SEPA and the GMA.

A city with a population over 20,000 that is planning to take at least two actions to increase residential building capacity by April 1, 2021, is eligible to apply for a grant of up to \$100,000 from the Department of Commerce (Commerce) to support planning and outreach efforts. A city seeking to develop a housing action plan is also eligible to apply for a grant of up to \$100,000 from Commerce. Commerce must establish grant award amounts that take into consideration whether the proposed action will create a significant amount of housing capacity or regulatory streamlining.

#### Growth Management Act—Definitions.

The following terms are added to the definitions within the GMA:

- "affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is, for rental housing 60 percent or for owner-occupied housing 80 percent, of the median family income adjusted for family size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development (HUD);
- "extremely low-income household" means a single person, family, or unrelated persons living together, whose adjusted income is at or below 30 percent of the median family income adjusted for family size, for the county where the household is located, as reported by the HUD;
- "low-income household" means a single person, family, or unrelated persons living together, whose adjusted income is at or below 80 percent of the median

family income adjusted for family size, for the county where the household is located, as reported by the HUD; and

- "very low-income household" means a single person, family, or unrelated persons living together, whose adjusted income is at or below 50 percent of the median family income adjusted for family size, for the county where the household is located, as reported by the HUD; and
- "permanent supportive housing" means subsidized, leased housing with no limit on length of stay, paired with on-site or off-site voluntary services designed to support a person living with a disability to be a successful tenant in a housing arrangement, improve the resident's health status, and connect residents of the housing with community-based health care, treatment, and employment services.

#### Housing Supply and Affordability Report.

The University of Washington, through the Washington Center for Real Estate Research, must produce a report every two years that compiles housing supply and affordability metrics for each city planning under the GMA with a population of 10,000 or more. The report must be a compilation of objective criteria relating to development regulations, zoning, income, housing and rental prices, housing affordability programs, and other metrics relevant to assessing housing supply and affordability for all income segments. The Washington Center for Real Estate Research must collaborate with the Washington Housing Finance Commission and the Office of Financial Management to develop the metrics compiled in the report. The report must be submitted to the Legislature by October 15 of each even- numbered year beginning in 2020.

#### Growth Management Act—Minimum Residential Parking Requirements.

For affordable housing units that are affordable to very low-income or extremely low-income individuals and that are located within 0.25 miles of a transit stop that receives transit service at least four times per hour for 12 or more hours per day, minimum residential parking requirements may be no greater than one parking space per bedroom or 0.75 spaces per unit.

For housing units that are specifically for seniors or people with disabilities, that are located within 0.25 miles of a transit stop that receives transit service at least four times per hour for 12 or more hours per day, no minimum residential parking requirement may be imposed, with certain exceptions.

#### State Environmental Policy Act—Transportation Elements.

A project action evaluated under SEPA by a city, county, or town planning fully under the GMA is exempt from appeals under SEPA on the basis of the evaluation of or impacts to transportation elements of the environment, so long as the project does not present significant adverse impacts to state highways as determined by the Department of Transportation and the project is:

- consistent with either a locally adopted transportation plan or the transportation element of a comprehensive plan; and



- consistent with the transportation element of a comprehensive plan, and either a project for which traffic or parking impact fees are imposed pursuant to, or a project for which traffic or parking impacts are expressly mitigated by an ordinance adopted by the city, town, or county.

#### State Environmental Policy Act—Subarea Plans.

The requirement that cities with populations greater than 500,000 take certain actions regarding notice of scoping for a nonproject EIS related to subarea plans is eliminated. The requirement that cities with populations greater than 500,000 analyze whether an adopted subarea plan will result in displacement or fragmentation of certain populations is eliminated.

Until July 1, 2029, a proposed development that meets the criteria described below is exempt from appeal under SEPA as long as a complete application for such a development is submitted to the city within a time frame established by the city, not to exceed 19 years from the date of issuance of the final EIS for projects that are consistent with an optional element adopted by a city as of the effective date the act, or 10 years from the date of issuance of the final EIS for projects that are consistent with an optional element adopted by a city after the effective date the act.

The criteria that a proposed development must meet in order to qualify for the SEPA appeal exemption are:

- the development must be consistent with the optional comprehensive plan or subarea plan policies and development regulations adopted under the SEPA subarea plan provisions;
- the development must set aside or require the occupancy of at least 10 percent of the dwelling units, or a greater percentage as determined by city development regulations, within the development for low-income households at a sale price or rental amount that is considered affordable by a city's housing program, for projects that are consistent with an optional element of a subarea plan adopted after the effective date of the act; and
- the development must be environmentally reviewed through a nonproject EIS pursuant to the SEPA subarea plan provisions.

#### Growth Management Planning and Environmental Review Fund.

The scope of permissible uses of the GMA Planning and Environmental Review Fund is expanded to include planning grants, the biennial study prepared by Washington Center for Real Estate Research, and costs associated with the adoption of optional elements of comprehensive plans.

#### Permanent Supportive Housing.

A city may not prohibit permanent supportive housing in areas where multifamily housing is permitted.

Recording Fee.

A surcharge of \$2.50 must be charged by the county auditor for each document recorded. Each county auditor must remit the collected funds to the Washington State Treasurer. The funds must initially be deposited in the GMA Planning and Environmental Review Fund. Beginning in 2024, sufficient funds must be deposited in the GMA Planning and Environmental Review Fund for the costs associated with the biennial report on housing supply and affordability required by the act, and the remainder of the funds must be deposited into the Home Security Fund Account. The surcharge does not apply to certain documents, including, among others, documents recording a birth, marriage, divorce, or death.

**Votes on Final Passage:**

House	66	30	
Senate	33	12	(Senate amended)
House			(House refused to concur.)
Senate	33	16	(Senate receded/amended)
House	75	19	(House concurred)

**Effective:** July 28, 2019

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