



**City of Kenmore Priorities
Survey #2
March 2024**

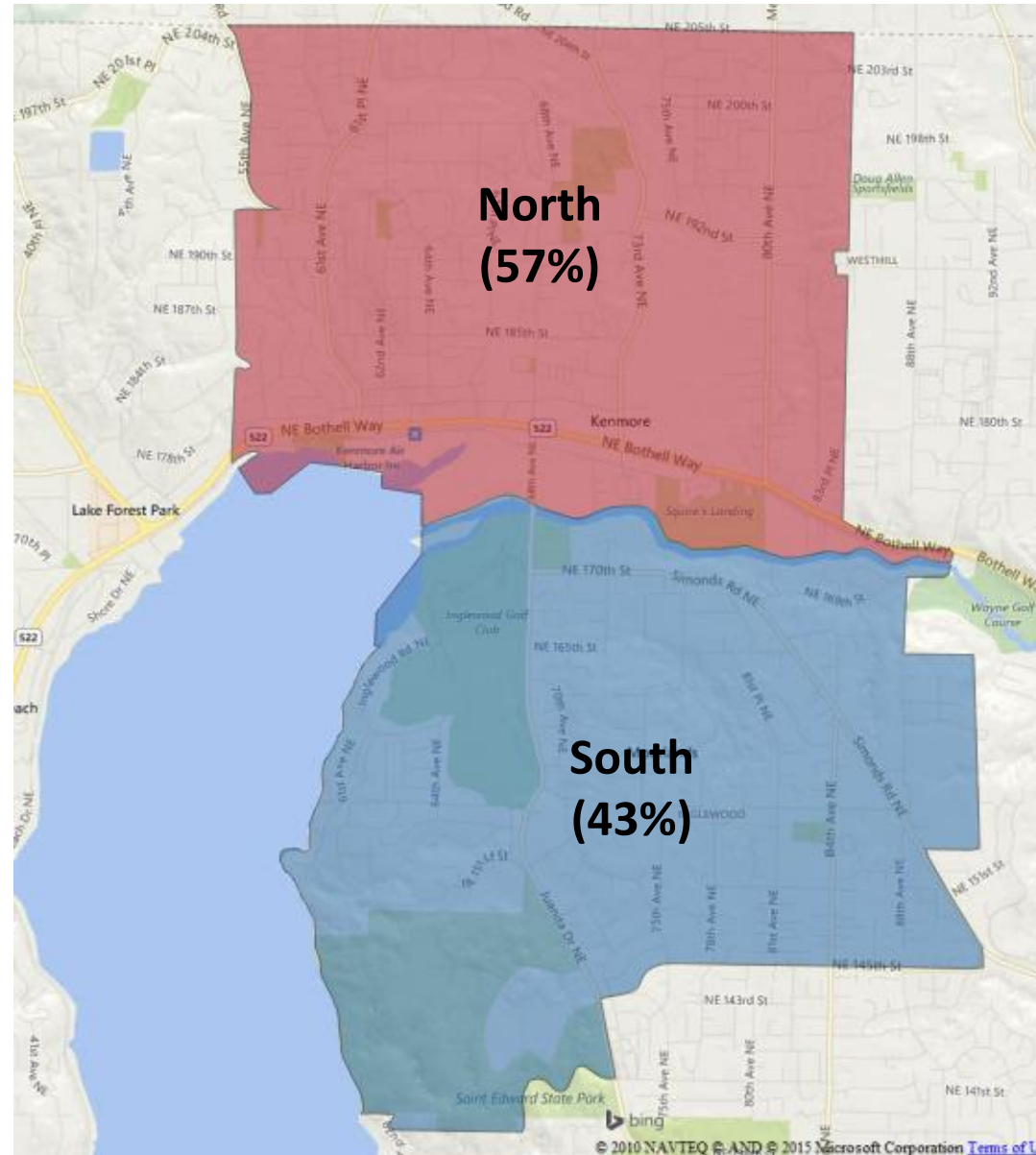
Methodology

- ▶ Multi-modal Email- and Text-to-Web/live telephone survey of registered voters in Kenmore, Washington
- ▶ Survey conducted March 20 – April 3, 2024
- ▶ 303 interviews; overall margin of error ± 5.6 percentage points
- ▶ Telephone interviews were conducted in English by trained, professional interviewers; landlines and mobile phones included
- ▶ Where applicable, results compared with the following:

Methodology	Dates	Universe	Sample Size	Margin of Error	EMC #
Phone and Text-to-Web	December 4 – 19, 2023	All Registered Voters	300	± 5.7 percentage points	23-9138
Phone and Text-to-Web	December 4 – 12, 2019	All Registered Voters	300	± 5.7 percentage points	19-7497
Phone	April 24 – May 2, 2016	All Registered Voters	300	± 5.7 percentage points	16-5967
Phone	December 2 – 10, 2015	All Registered Voters	300	± 5.7 percentage points	15-5355

Please note that due to rounding, some percentages may not add up to exactly 100%.

Map of Kenmore



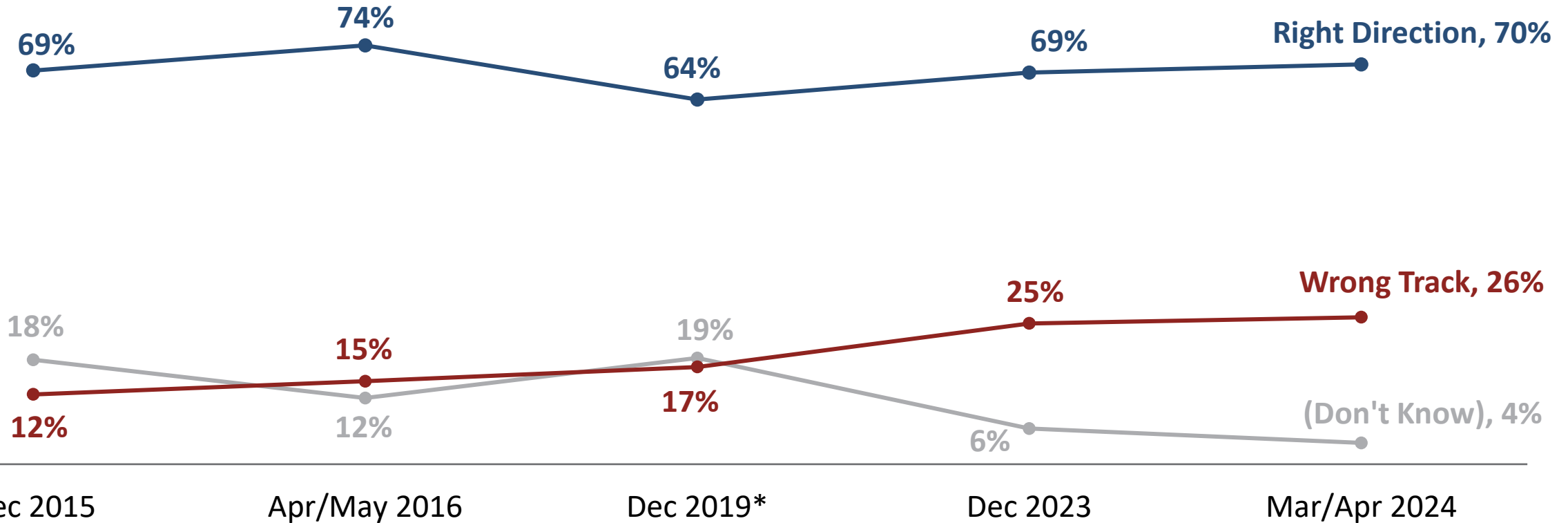
- ▶ Enthusiasm for a public park and mixed-use urban development at the Lakepointe site is strong.
 - Many potential amenities are appealing, with nature paths and trails and shoreline habitat restoration rising to the top.
 - Over half are willing to support the formation of a Metropolitan Parks District to fund Lakepointe and other recreation and parks maintenance through a new levy.
- ▶ Most favor addressing the City's future operating budget deficit through a combination of cuts and tax increases.
- ▶ Concern about housing affordability tends to be the most pronounced when it is tied to middle- and working-class residents. There is more division around affordable housing for lower income residents and those experiencing homelessness.



Overall Mood

Direction of Kenmore

Optimism about the direction of Kenmore remains high.



*2019 was the first survey to include web respondents and offered an explicit "Don't know" response option on web; an explicit "Don't know" option was not offered for web in 2023 or 2024

Q2. Do you feel things in Kenmore are generally going in the right direction, or do you feel things have gotten pretty seriously off on the wrong track?

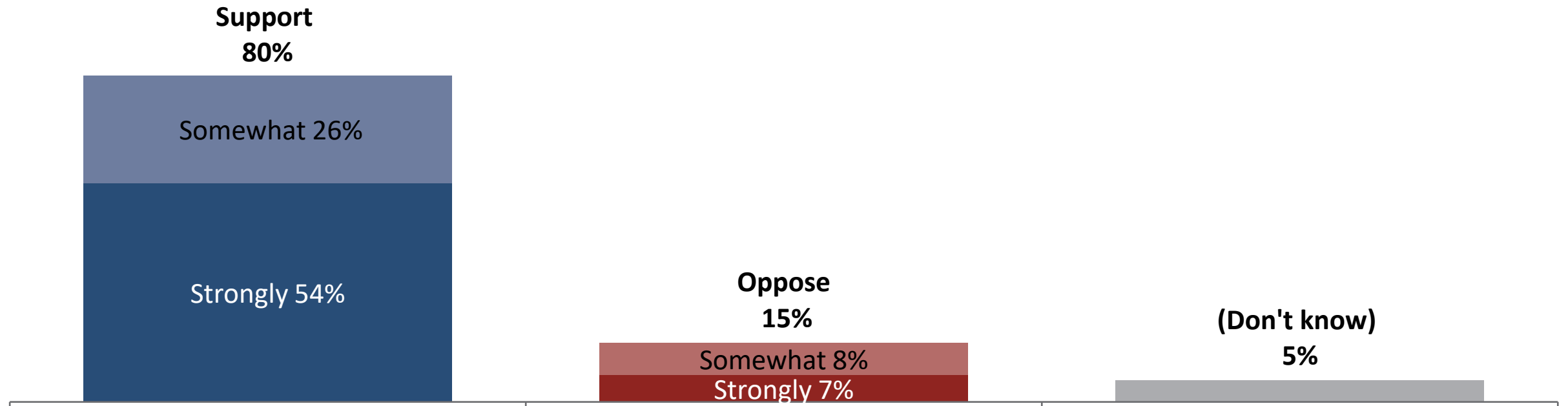


Lakepointe

Support for Lakepointe Development

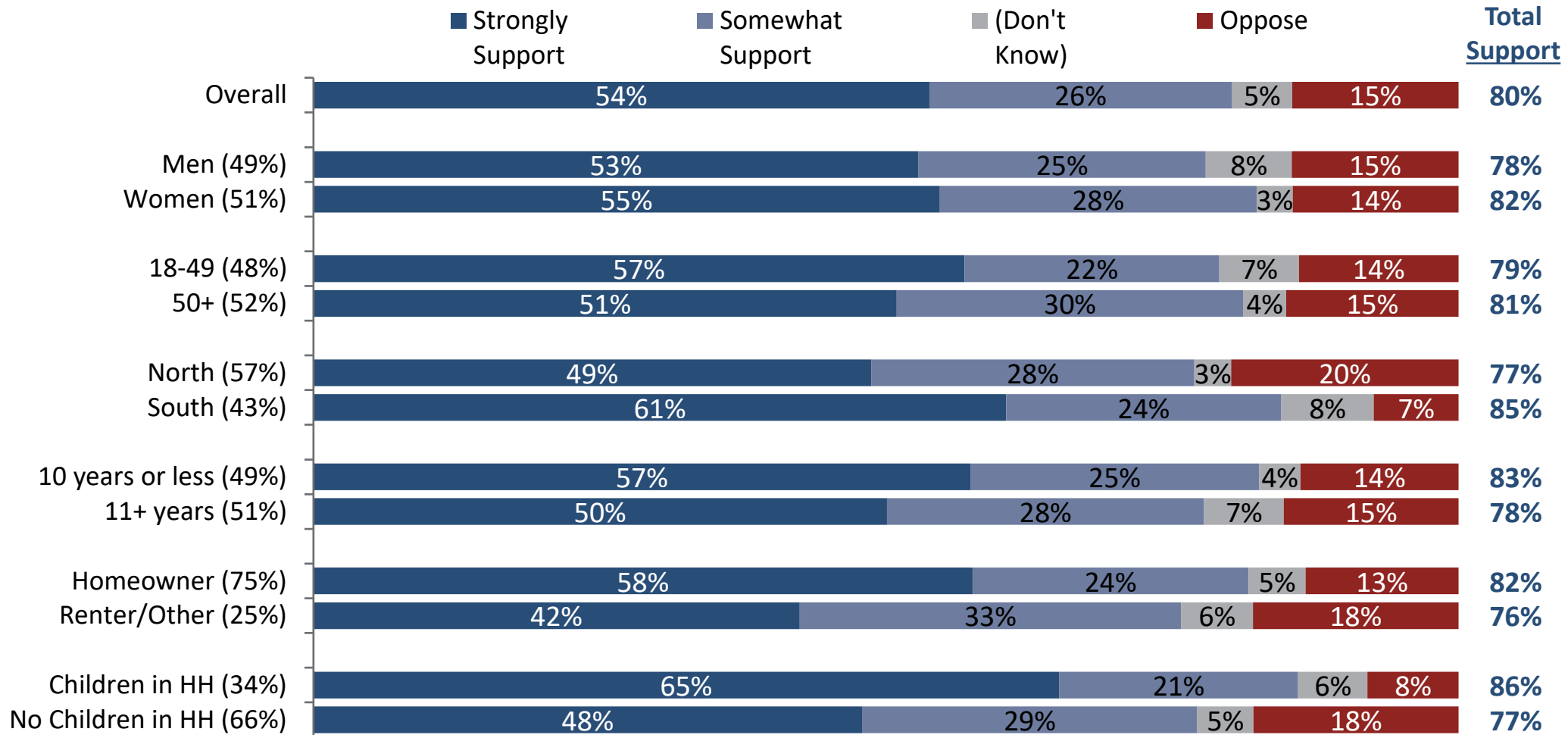
Support for developing Lakepointe into a public park and mixed-used private development is widespread, with over half strongly in support.

The largest remaining piece of undeveloped land on Lake Washington is located in Kenmore, in a former industrial area located between Kenmore Air's harbor and the mouth of the Sammamish River. Some have proposed that the City purchase part of this area, also known as Lakepointe, to turn it into a new, lakefront public park and restore habitat along the shoreline. The remaining portion of Lakepointe would be purchased by a private developer and turned into a walkable urban village with residential units, restaurants, shops, and office space. In general, do you support or oppose building a new public park and mixed-use urban development on the Lakepointe property?



Support for Lakepointe Development by Subgroups

Parents are especially supportive, with about two-thirds strongly supporting building a new public park and mixed-used development at Lakepointe.



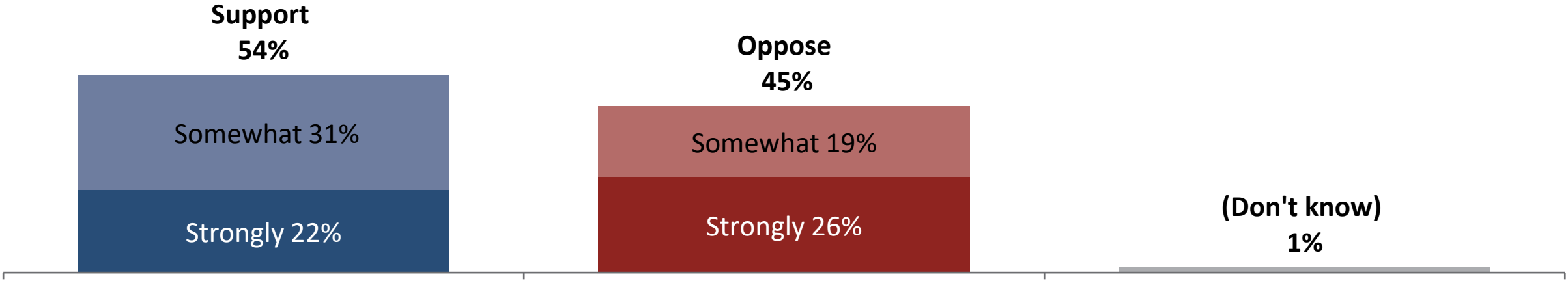
Q3. In general, do you support or oppose building a new public park and mixed-use urban development on the Lakepointe property?

Support for a Kenmore Metropolitan Parks District



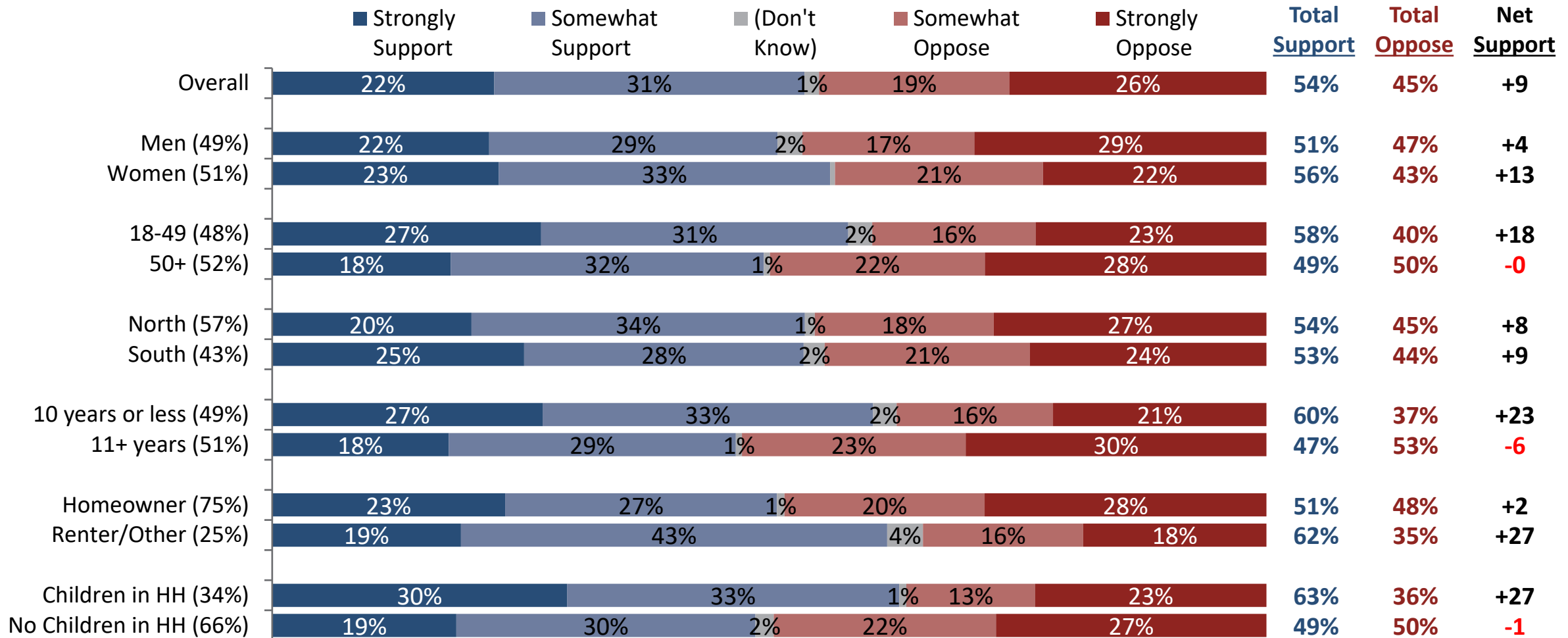
Just over half support the formation of a Kenmore Metropolitan Parks District.

This measure would authorize the creation of a Metropolitan Parks District which would be contiguous with Kenmore’s city boundaries. This district would have authority to increase property taxes to pay for a new park and shoreline habitat restoration at Lakepointe, as well as for other recreation and park maintenance in the City, thereby offsetting the City’s existing parks and recreation costs. The parks district would be governed by the Kenmore City Council serving as the Board of the Kenmore Metropolitan Parks District and would have the authority to levy up to 75 cents per \$1,000 of assessed value. Of that 75 cents, the City would levy 46 cents, which would cost the owner of an average home in Kenmore about \$38 per month, or \$456 a year. Would you support or oppose this measure to create a Kenmore Metropolitan Parks District?



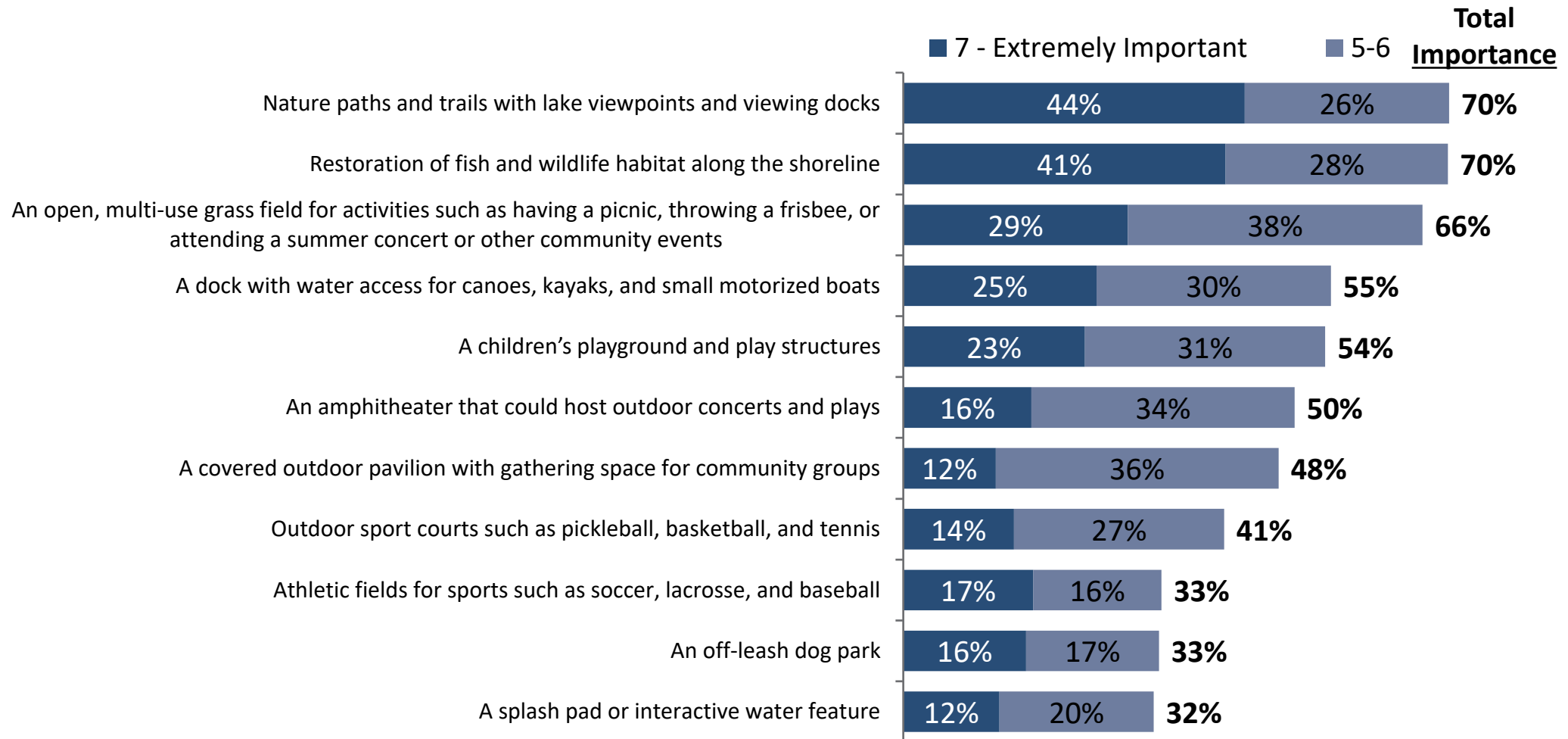
Kenmore Metropolitan Parks District by Subgroups

Support for forming a Kenmore Metropolitan Parks District is strongest among parents, as well as newer and younger residents.



Potential Lakepointe Park Amenities

Nature paths and trails and shoreline habitat restoration are seen as the most important priorities for a Lakepointe park. A multi-use grass field, dock, and playground are also important to over half.



Q5-Q15. Next, you'll read some items that could be included as part of a new public park in the potential Lakepointe project. Please rate how important each item is to you.

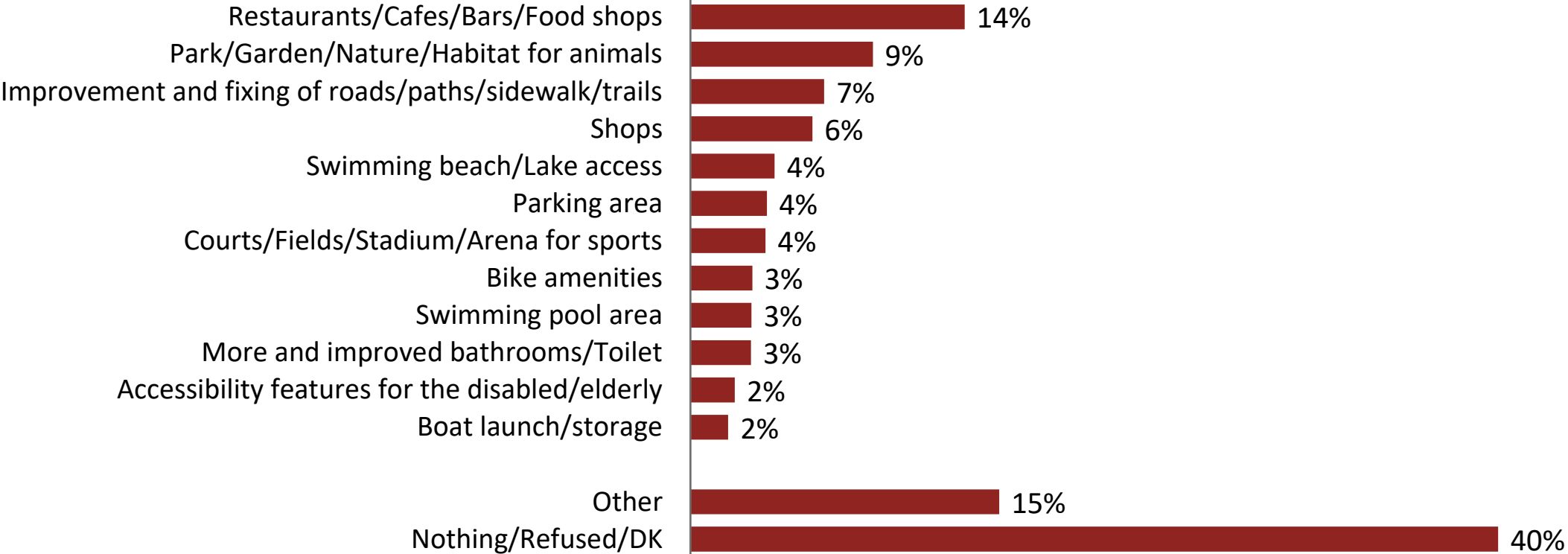
Additional Amenities for Lakepointe Park



When asked what other features they would like to see at Lakepointe, dining options rose to the top, followed by suggestions around natural habitat or community gardens.

Are there any other amenities or features you would want to see if the City were to develop the Lakepointe site to build a new public park and mixed-use development?

(Open end; Multiple responses accepted; Verbatim responses coded into categories shown)

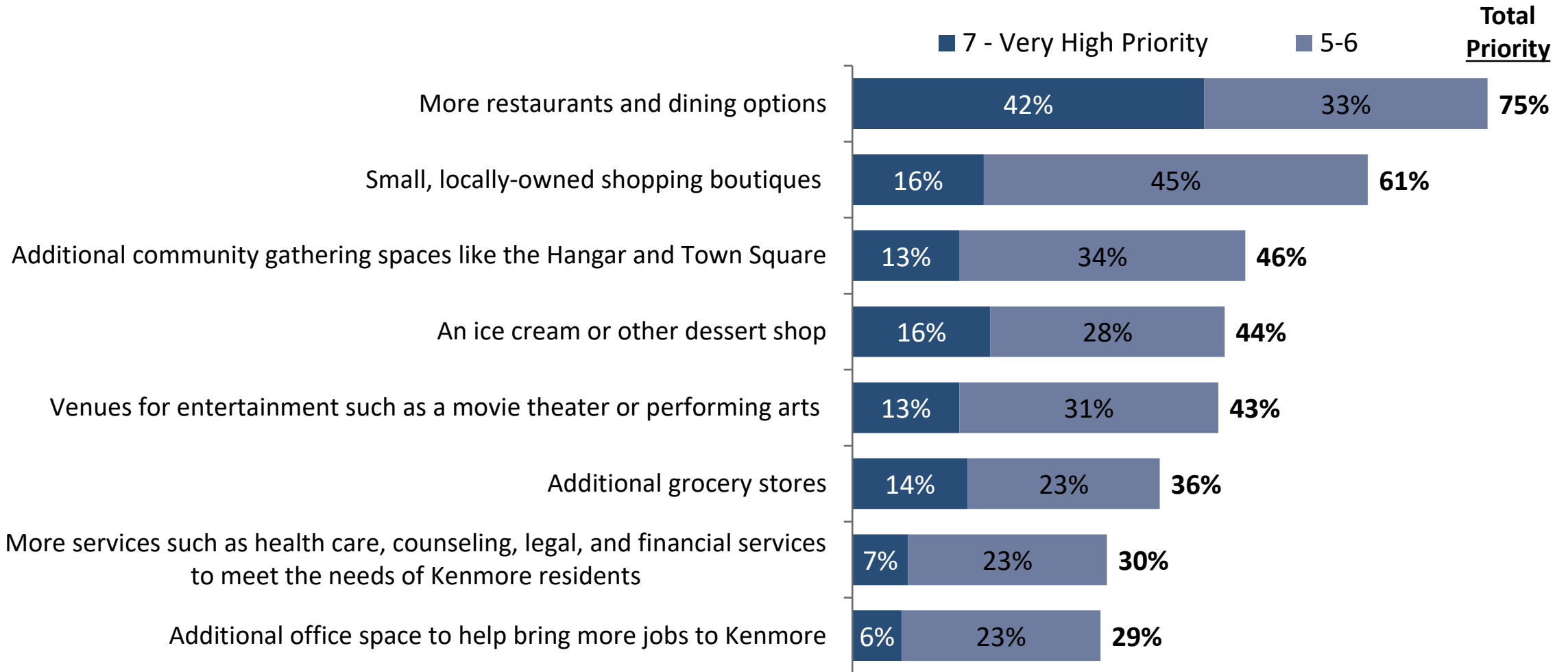




Downtown Amenities

Downtown Kenmore Amenities

Bringing additional restaurants is by far the highest priority for downtown Kenmore, dwarfing other possible additions in terms of intensity as well as overall importance.



Q17 – Q24. Next, you will read a list of amenities that could be a part of the future of downtown Kenmore. After each one, please rate how high a priority you feel it should be for downtown Kenmore.

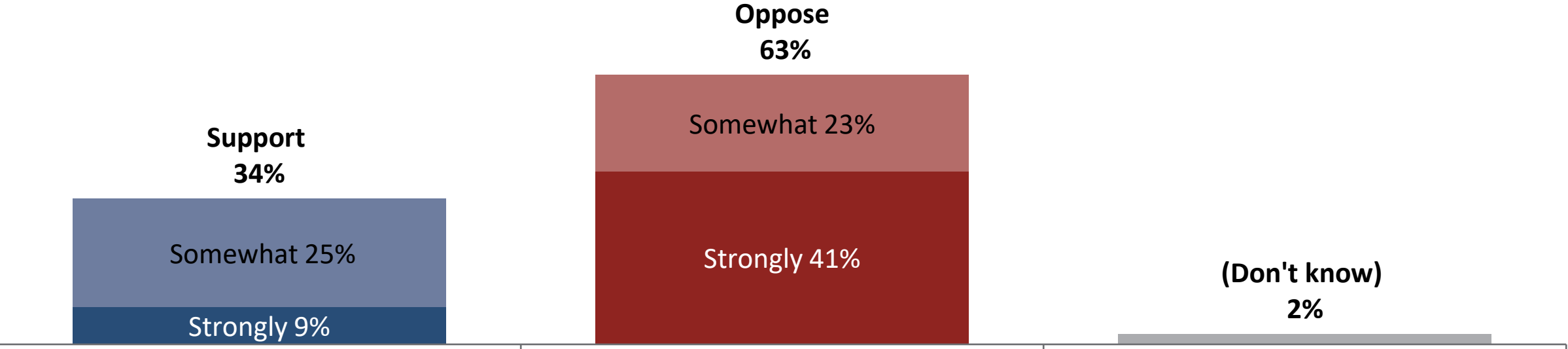


Financial Sustainability

Support for Tying Property Tax to Inflation in Kenmore

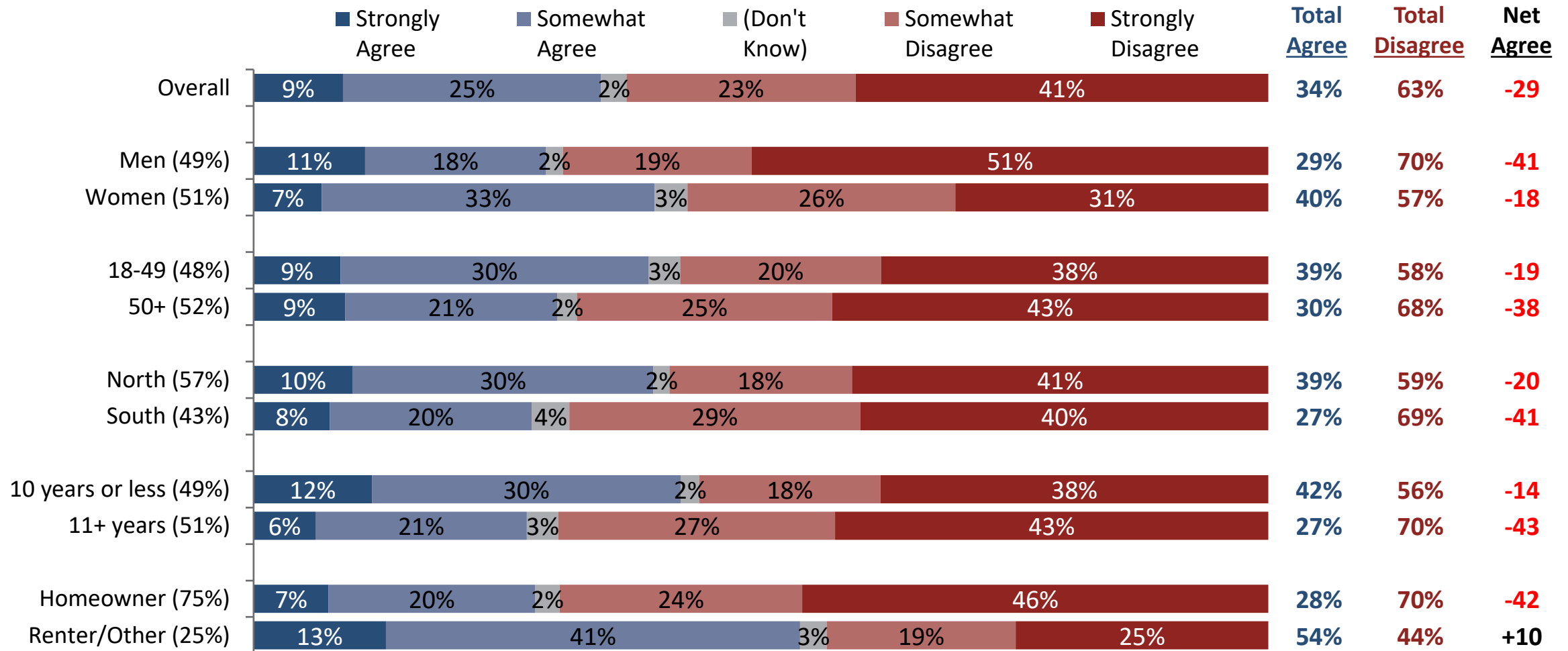
Almost two-thirds of Kenmore residents oppose linking the property tax increase limit to inflation.

Twenty years ago, local governments in Washington State were limited to a property tax collection increase of 1% per year. Some people have said it would be better for local governments like Kenmore to replace the 1% cap on property taxes with a rate increase limit that is tied to inflation. This would help city budgets to keep up with the rate of inflation, whether it is positive or negative. Do you support or oppose tying the property tax Kenmore collects to match the inflation rate?



Property Tax & Inflation in Kenmore by Subgroups

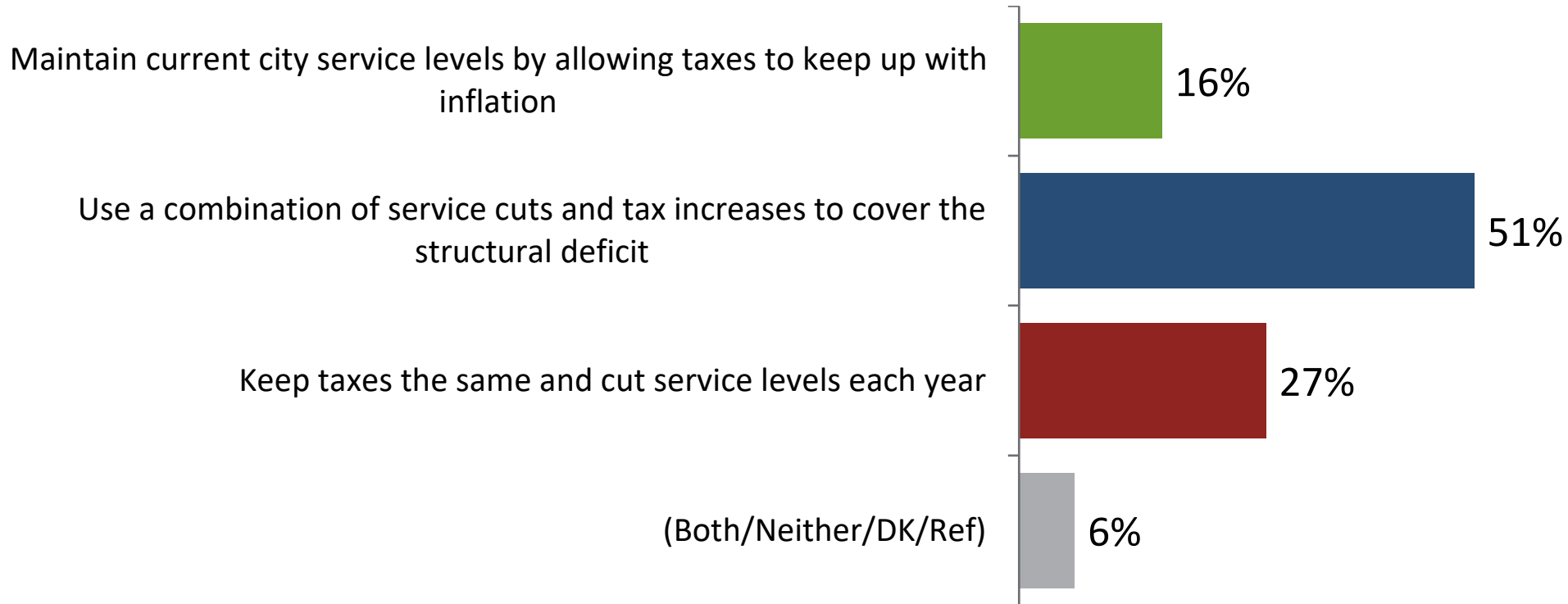
Majorities oppose linking the property tax increase rate to inflation across most demographic groups.



Addressing Kenmore's Structural Deficit

When it comes to addressing Kenmore's structural deficit, just over half favor a mix of service cuts and tax increases.

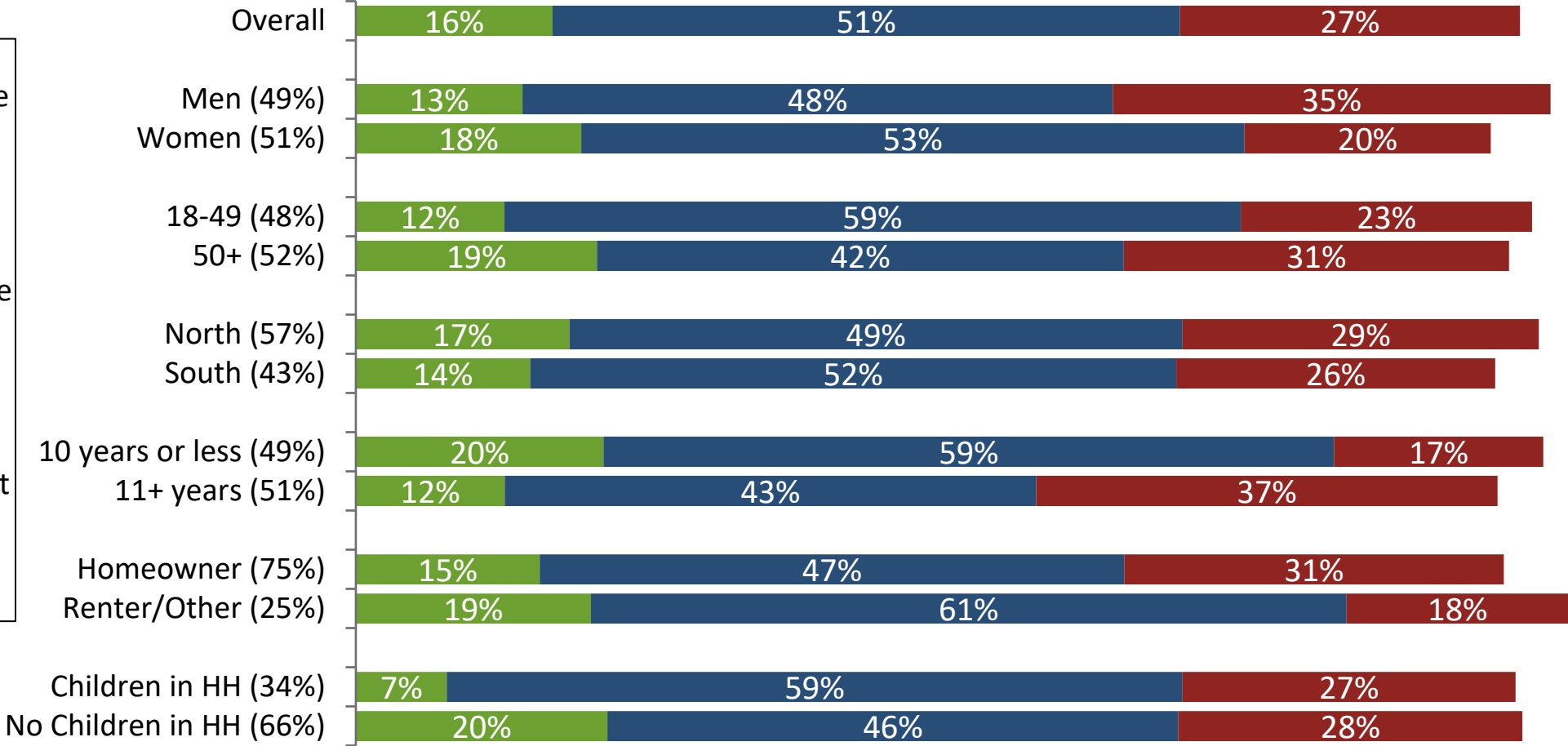
As you may know, the City of Kenmore faces an ongoing structural budget problem. Property taxes, which are the largest share of the City's revenue, can only increase 1% per year, while inflation in recent years has been as high as 9%. This means that the City cannot maintain existing service levels and keep the budget balanced. What do you think is the best way to address this structural deficit:



Addressing Kenmore's Structural Deficit by Subgroups

Renters and newer residents are less likely to favor cutting services alone.

- Maintain current city service levels by allowing taxes to keep up with inflation
- Use a combination of service cuts and tax increases to cover the structural deficit
- Keep taxes the same and cut service levels each year





Affordable Housing

Defining Affordable Housing

When asked what affordable housing means to them, respondents' definitions varied widely.

"Allowing middle income people the ability to afford a home."

"Housing where a single income family can afford to live. A place where families currently in Mary's Place can transition to and stay in the Kenmore community."

"Homes that are affordable for seniors and those that don't make average salaries. Maybe there should [be] a cap on rentals."

"Creating integrated housing developments that do not isolate groups of people, but encourage communities to support each other, and provide support services surrounding these areas, which include easy access to fresh food, medical and mental health needs, transportation, and community resources..."

"A diverse community"

"That people with all different incomes can afford to live in our neighborhood"

"Crime increasing and becoming an unsafe area to live"

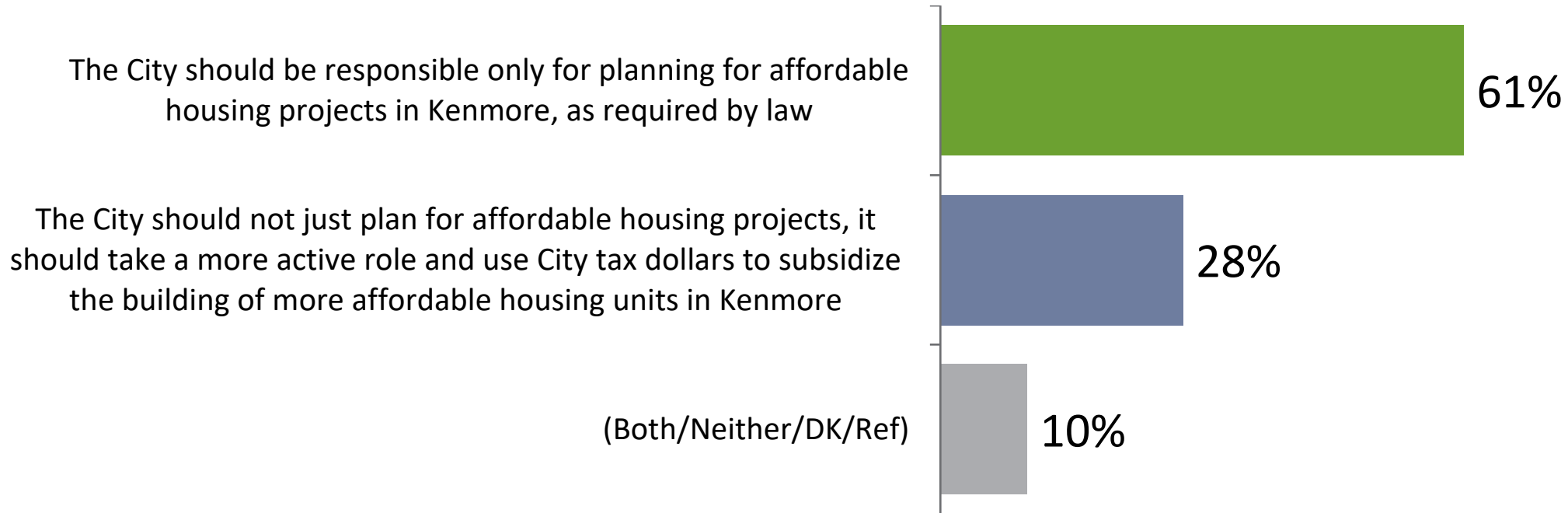
"It means keeping single houses the priority and not increasing taxes. If you need to build more apartments, build them. But allowing more section 8 housing only increases crime. I lost my life belongings when section 8 housing couple were placed in the apartment below mine and they smoked meth. No one paid for the tens of thousands of dollars in furniture and possessions that I lost. I still have not recovered from that loss."

"Affordable housing is code for low-income housing. We do not need low-income housing in Kenmore."

City's Role in Affordable Housing

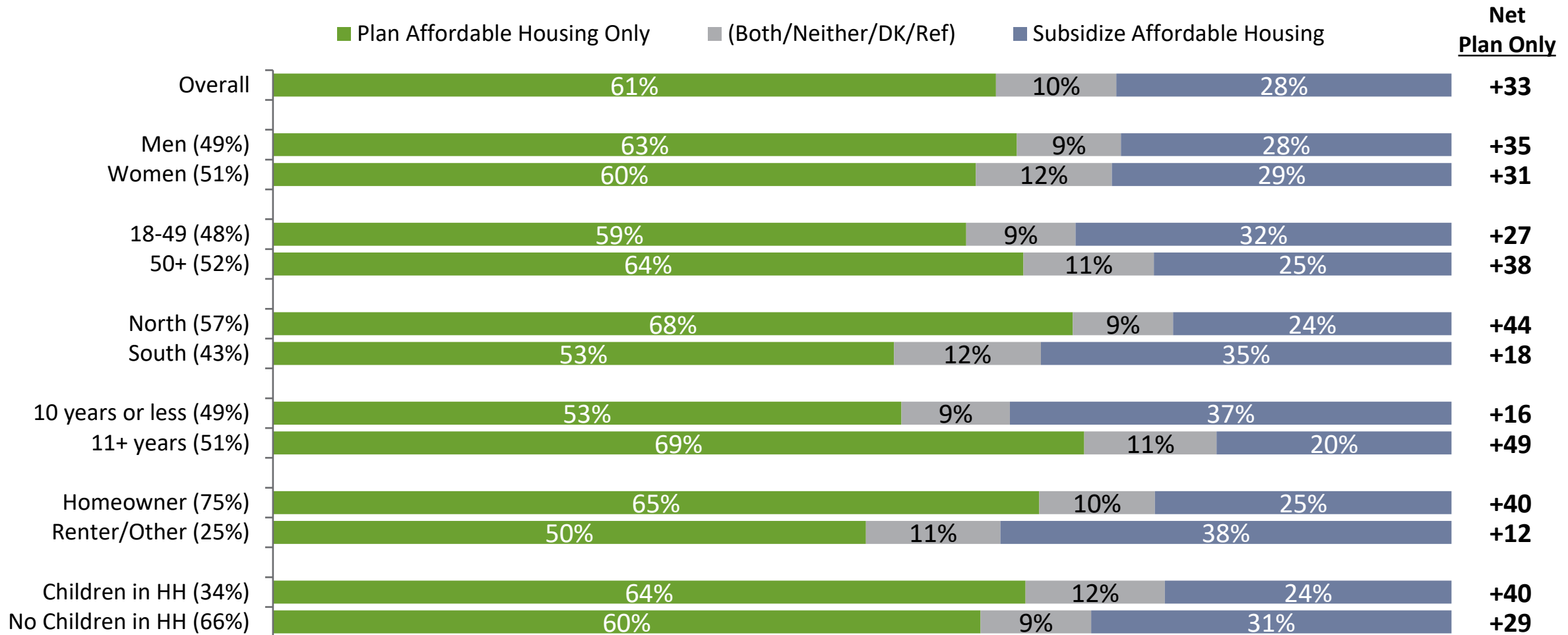
*About six-in-ten believe the City's role in affordable housing should **not** go beyond what is required by law. Just over a quarter believe the City should go further and actively subsidize building more affordable housing in Kenmore.*

I'd like to read you a pair of statements about the role the City of Kenmore could play when it comes to affordable housing. Please tell me which one is closer to your opinion:



City's Role in Affordable Housing by Subgroups

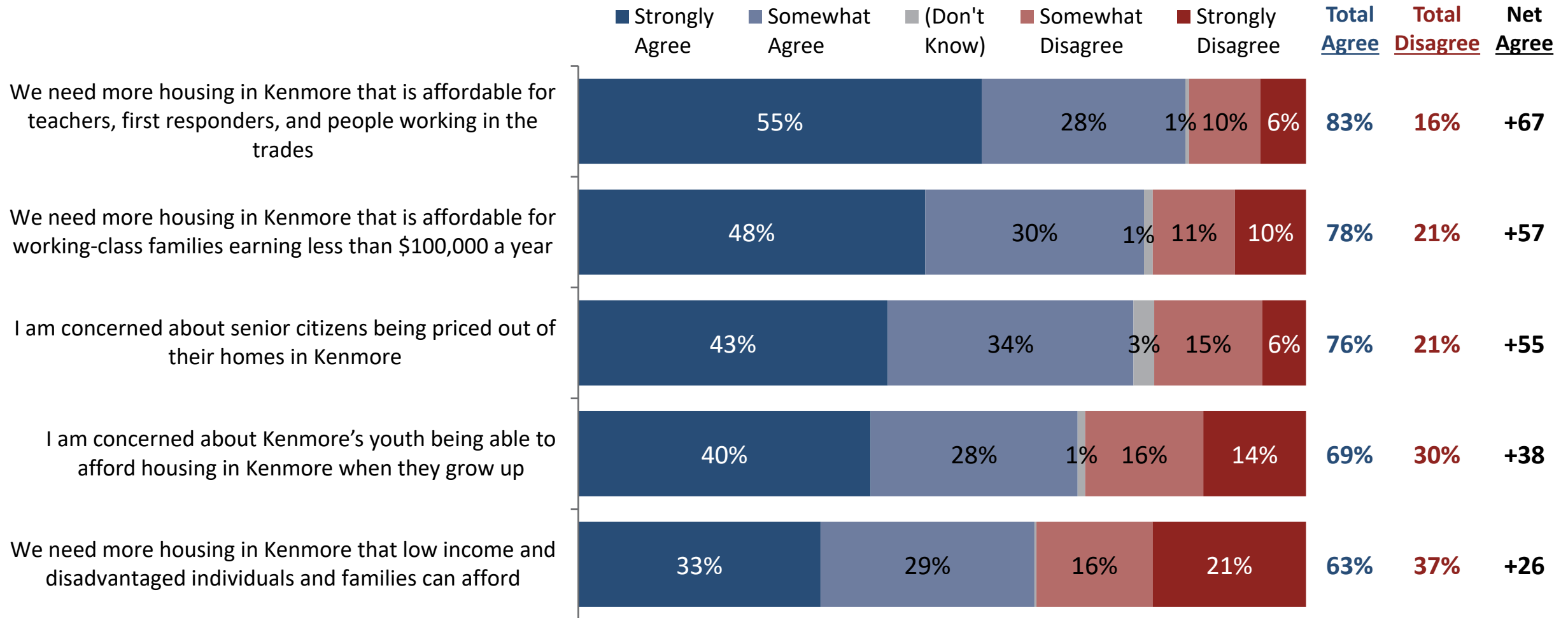
Renters and newer residents are the most open to the City playing a bigger role in affordable housing.



Q28. Now you will read a pair of statements about the role the City of Kenmore could play when it comes to affordable housing. Please indicate which one is closer to your opinion

Affordable Housing Attitudes

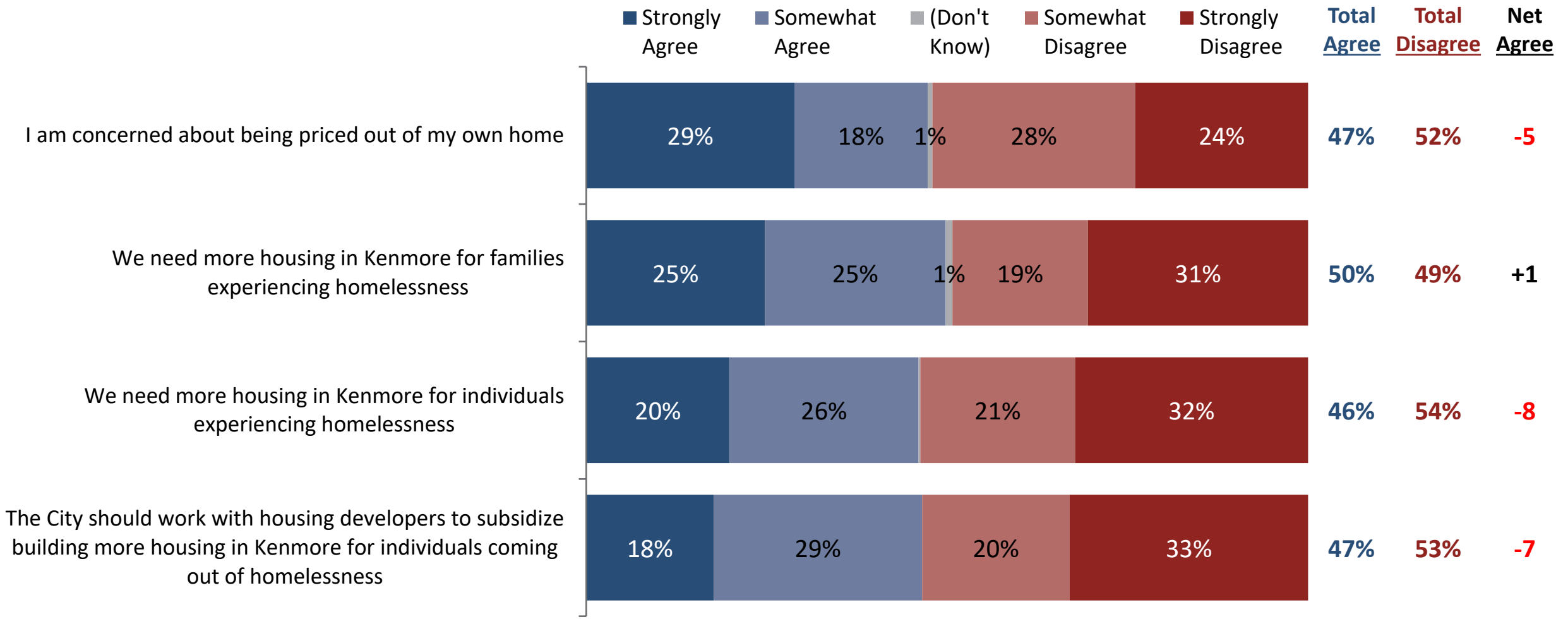
There is widespread agreement that Kenmore needs more housing that is affordable for working-class families and professionals, but not as much consensus around housing for low-income individuals and families.



Q29 – Q37. Please indicate whether you agree or disagree with the following statements about affordable housing in Kenmore.

Affordable Housing Attitudes

Housing for individuals and families experiencing homelessness in Kenmore is much more divisive, and just over half oppose the City subsidizing housing for individuals emerging from homelessness.



Q29 – Q37. Please indicate whether you agree or disagree with the following statements about affordable housing in Kenmore.

Profile of Respondents

Gender



49% Male
51% Female

Age



12% 18-29
18% 30-39
18% 40-49
26% 50-64
26% 65+

Ethnicity



70% Identify as White
2% Identify as Black
4% Identify as Hispanic
8% Identify as Asian or Pacific Islander
2% Identify as Native American
5% Identify as other ethnicity
13% Declined to respond

Education



0% Some high school
5% Graduated high school
3% Technical or vocational school
18% Some college/Less than 4-year degree
42% Graduated college
29% Graduate or professional degree
3% Declined to respond

Housing Status



75% Own/buying
21% Rent/lease
2% Live with family
0% No Stable Housing
2% Declined to respond

Residency Duration



6% Less than 2 years
20% 2-5 years
23% 6-10 years
16% 11-20 years
35% More than 20 years
0% Declined to respond



Ian Stewart

ian@emcresearch.com

206.204.8032

Sianna Ziegler

sianna@emcresearch.com

206.204.8045

Tottionna Bushell

tbushell@emcresearch.com